

# TO LET

## FIRST FLOOR SELF-CONTAINED OFFICE PREMISES

1,461 SQ FT // 136 SQ MT



BUSINESS SPACE

goadsby

**SUITE 4, CONSORT HOUSE**  
PRINCES ROAD, FERNDOWN, BH22 9JG

## SUMMARY >

- FIRST FLOOR OFFICE ACCOMODATION
- NEW LEASES AVAILABLE
- ALLOCATED PARKING
- LIFT ACCESS

**RENT: £19,000** PER ANNUM EXCL.



6 Allocated  
Parking Spaces



D - 82  
EPC Rating

REF:  
0371413

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## Location

- The premises occupy a prime position on Princes Road, just off Victoria Road, one of Ferndown's main thoroughfares.
- Victoria Road provides access to Ringwood Road (A347) and in turn the A31
- The A31 provides links to the M27 & M3 motorway networks.

## Specification

- Self-Contained
- Brick outer construction
- Carpets & laminate flooring
- Perimeter trunking
- LED Panel Lighting
- Electric store heaters
- Kitchenette
- Male & female toilets
- Lift access

## Accommodation

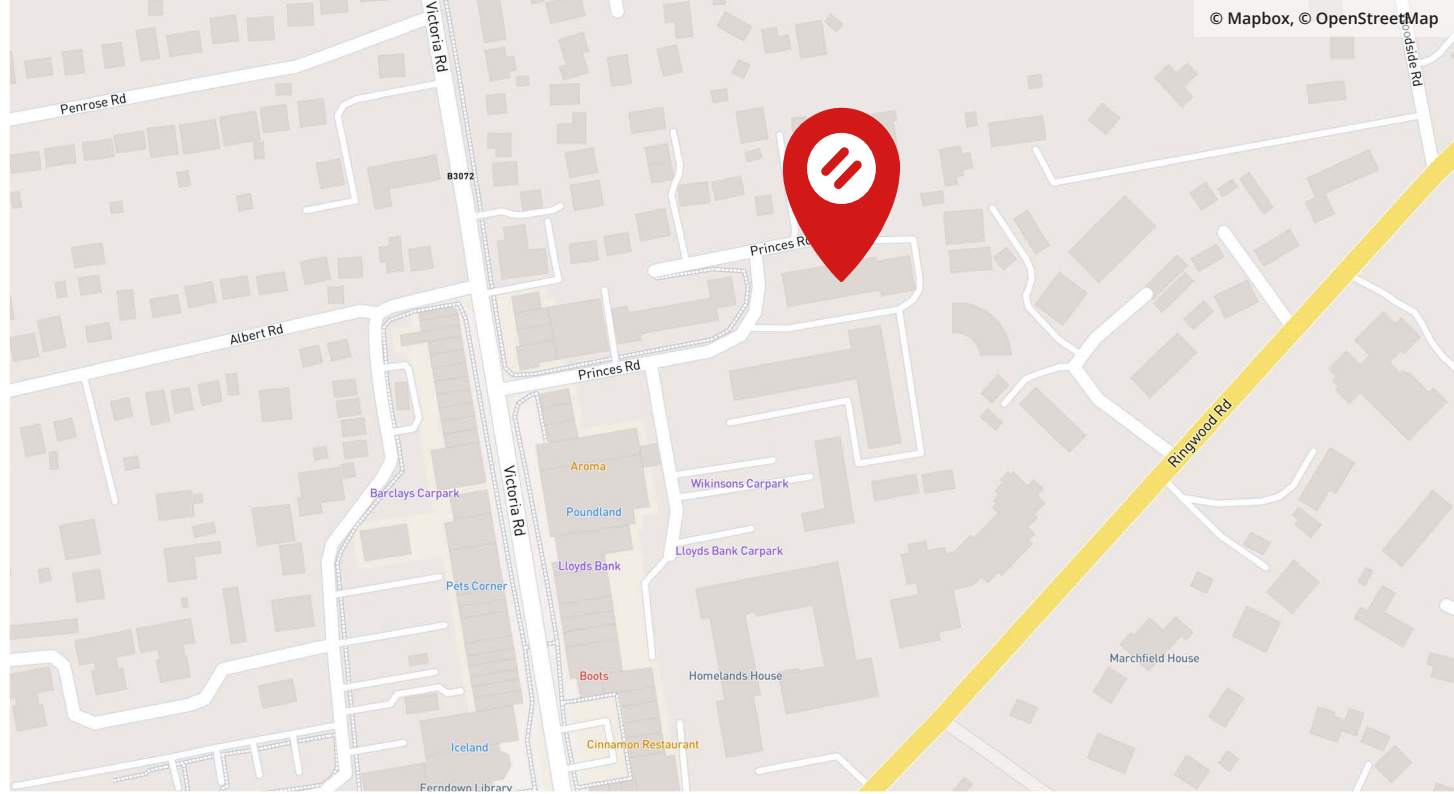
sq m sq ft

**Total net internal area approx. 132 1,461**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Lease

The premises are available to let by way of a new 3 year full repairing and insuring lease incorporating upward only, open market rent reviews.



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## Rent

**£19,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

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D - 82

## Rateable Value

£16,750 (from 1.4.26)

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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## Offices in Dorset and Hampshire.

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