

FOR SALE

GROUND FLOOR OFFICE ACCOMMODATION IN FORDINGBRIDGE BASED BUSINESS DEVELOPMENT

918 SQ FT // 85 SQ M

BUSINESS SPACE

goadsby

UNIT 6, GLASSHOUSE STUDIOS

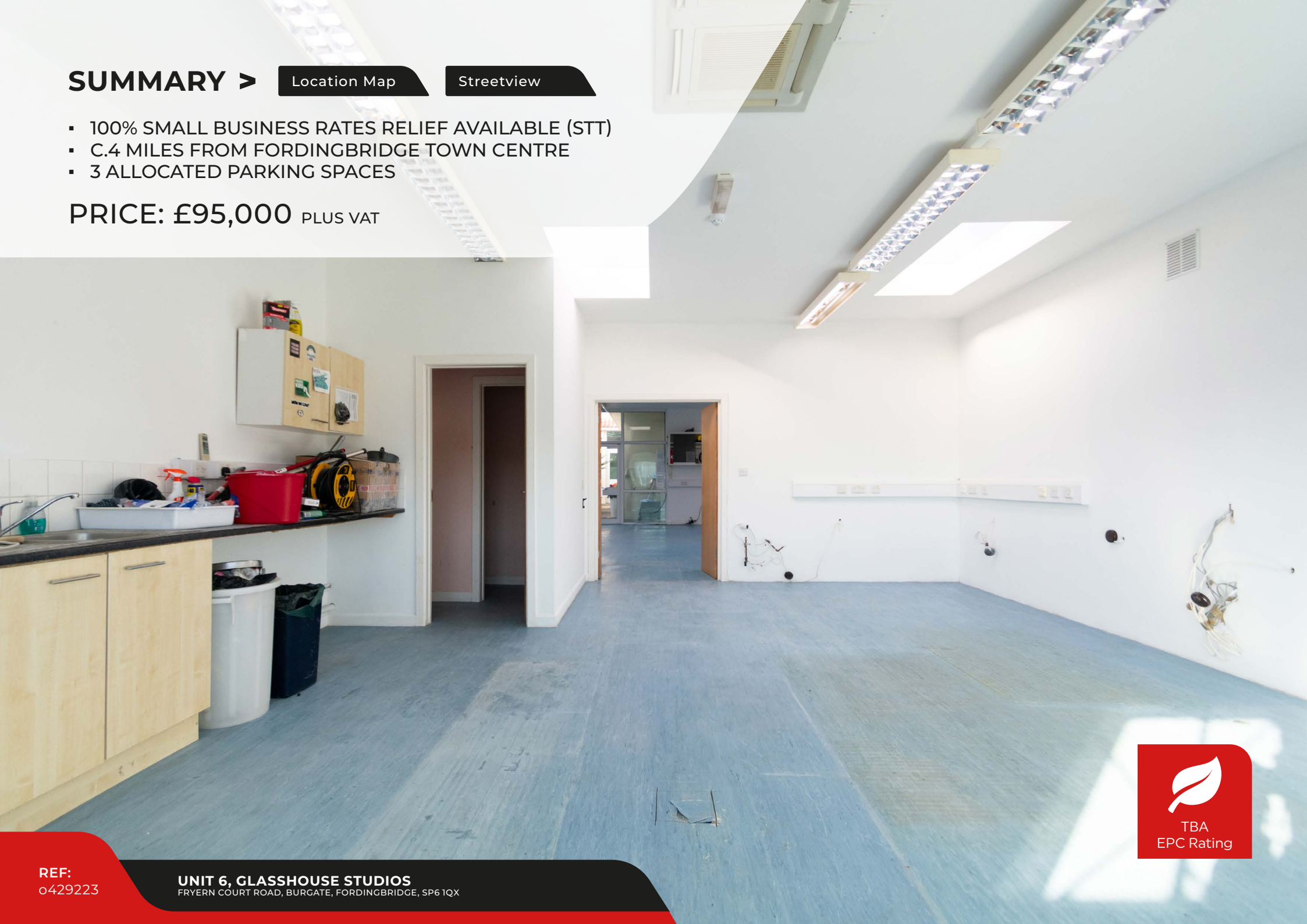
FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE, SP6 1QX

SUMMARY >

Location Map | Streetview

- 100% SMALL BUSINESS RATES RELIEF AVAILABLE (STT)
- C.4 MILES FROM FORDINGBRIDGE TOWN CENTRE
- 3 ALLOCATED PARKING SPACES

PRICE: £95,000 PLUS VAT



TBA
EPC Rating

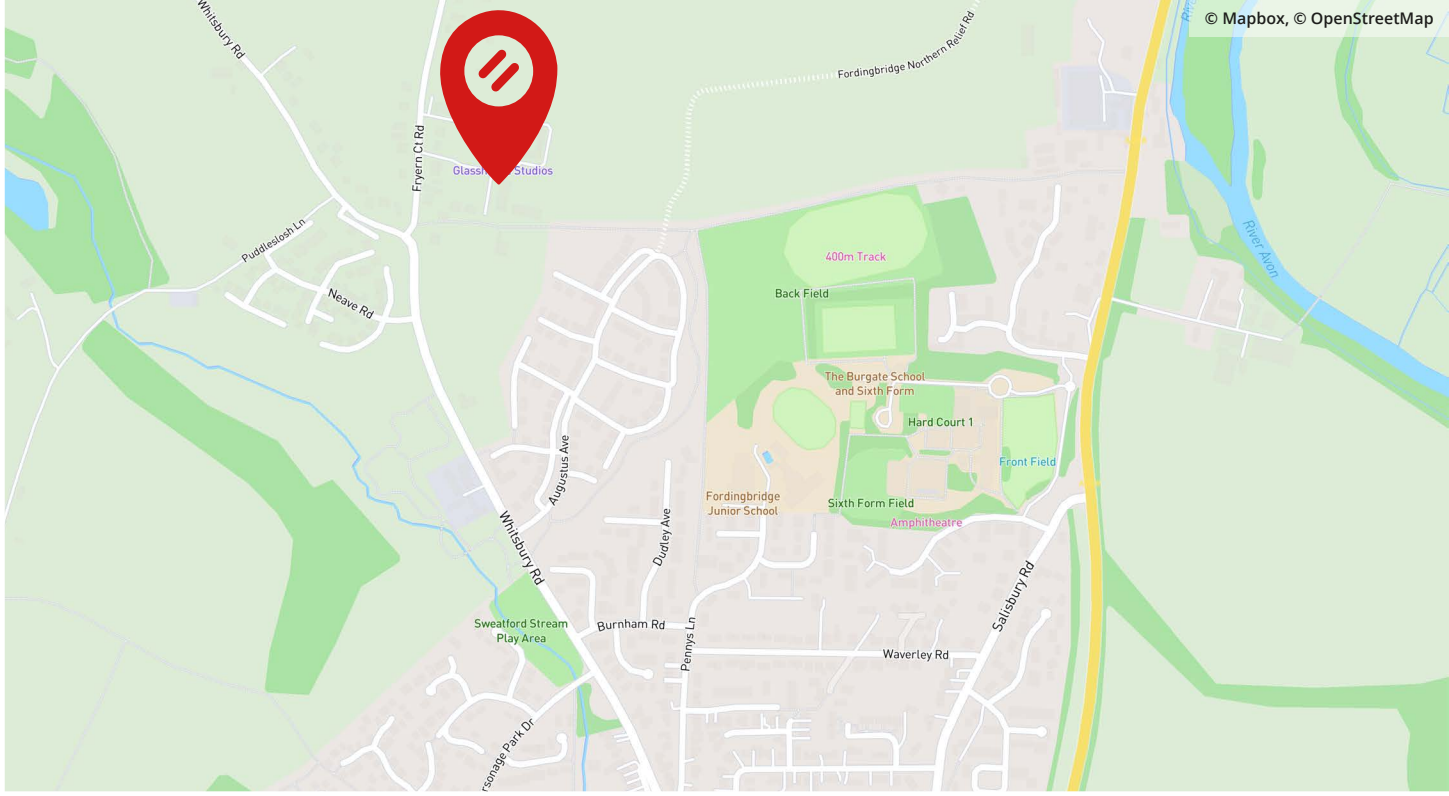
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0429223

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Location

what3words

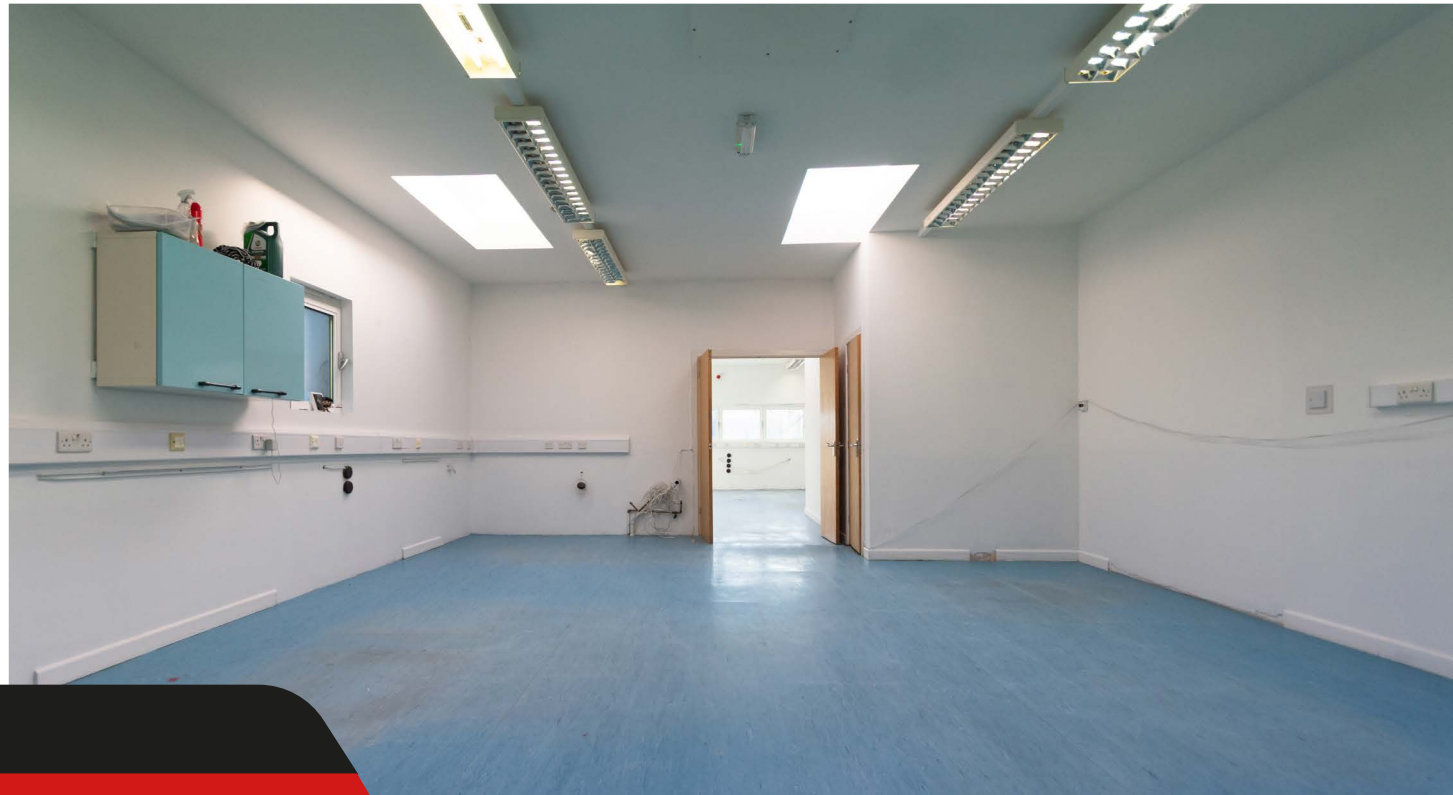
- Fryern Court Road is situated off Whitsbury Road, just north of Fordingbridge town centre.
- The development benefits from convenient access to the town centre and the A338, the principal route between Ringwood and Salisbury.
- A range of local amenities is available within Fordingbridge, while the A31 dual carriageway is approximately 7 miles to the south.
- The A31 provides access to the M27 and M3 motorway networks, offering convenient connections to the wider South Coast and beyond.



Description

The premises comprise a self contained office unit within a unique development of 10 business units, arranged around a planted central atrium beneath a glass canopy. The unit benefits from the following facilities and specification:

- Heating and cooling air conditioning
- Open-plan office accommodation with laminate flooring
- Kitchenette with separate male and female WC facilities
- Perimeter trunking throughout
- uPVC double-glazed windows
- Heating & Cooling AC
- Kitchenette
- Heating



Accommodation

	sq m	sq ft
Total net internal area approx.	**85**	**918**

Measured in accordance with RICS Property Measurement 2nd Edition.

Parking

The premises benefit from three allocated parking spaces, with additional visitor parking available on site.

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Legal Costs

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

Tenure

The premises are held on the residue of a 999-year lease.

Price

£95,000 plus VAT.

Rateable Value

£11,000 (from 01.04.26).

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

EPC Rating

To be assessed.

VAT

Our client has confirmed the premises is elected for VAT purposes.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and also external maintenance. This is currently budgeted at approximately £273 plus VAT per calendar month.

Viewing

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

goadsby
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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**.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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