

### **STUDIO 15, GLASSHOUSE STUDIOS, FRYERN COURT ROAD, FORDINGBRIDGE, SP6 1NG**



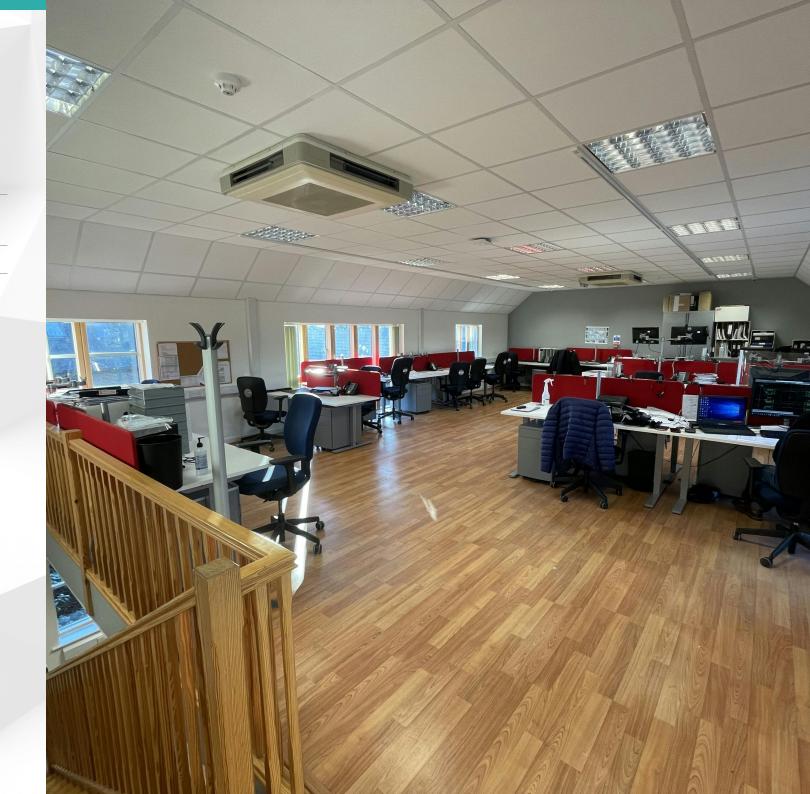
OFFICE TO LET 1,559 SQ FT (144.84 SQ M)

### **Summary**

### SELF-CONTAINED OFFICE - TO LET 1,559 SQ FT (145 SQ M)

Available Size	1,559 sq ft	
Rateable Value	£17,500	
	(from 1.04.23)	
EPC Rating	C (67)	

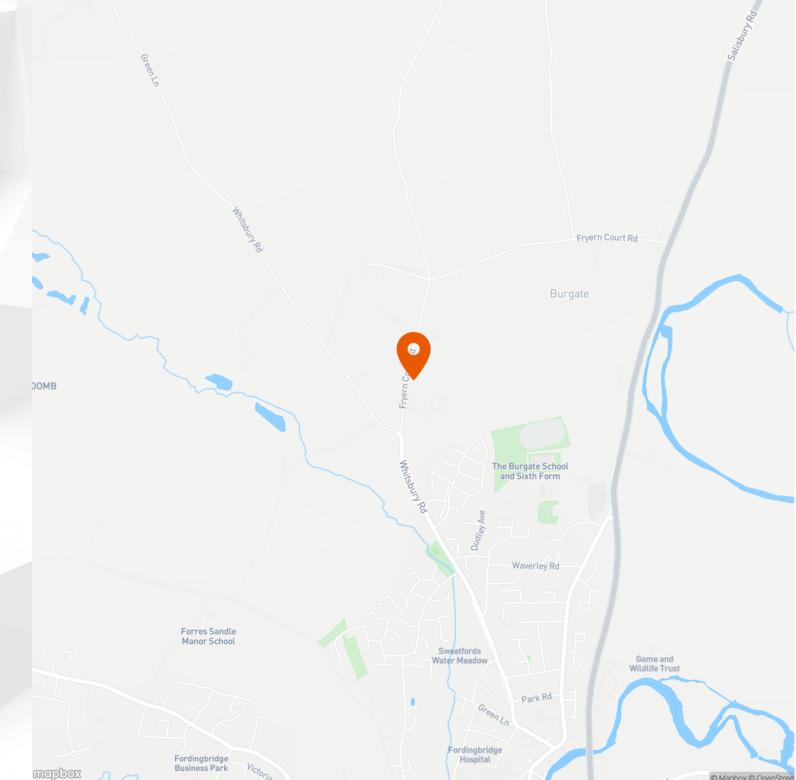
- Self-contained office in courtyard development
- 3 allocated parking spaces (additional parking spaces available\*)
- 1 mile distant from Fordingbridge and A338
- Shared courtyard area with outdoor seating



# Location

Studio 15, Glasshouse Studios, Fryern Court Road, Fordingbridge, SP6 1NG

Glasshouse Studios is an attractive office complex set in a rural New Forest location in Fordingbridge. The offices are accessed from Fryern Court Road and are approximately 1 mile distant from Fordingbridge town centre which benefits from a number of retail and restaurant facilities. Access to the A338 is approximately 1 mile distant, which provides links to the A31 and to Salisbury.





# **Further Details**

#### Description

Studio 15 forms part of a courtyard development and comprises a twostorey, self-contained building of brick construction with timber cladding to the upper elevations and a pitched tiled roof. The office accommodation is split over two floors, and is predominantly open plan with a partitioned board room. It benefits from the following brief specification:

- Suspended ceiling
- Lighting
- Air conditioning
- Shower facilities
- Kitchenette facilities
- Male and female W.Cs
- 3 allocated parking spaces\*

\*Our client has advised that additional car parking spaces are available to rent separately from the managing agent.

#### Viewings

Strictly by appointment through the sole agents.

#### Terms

The property is available by way of a sub-letting or assignment of the existing 10 year full repairing and insuring lease dated 12th May 2017 to expire on 12th May 2027 at the current passing rent of £15,500 per annum exclusive of VAT, business rates, utilities, insurance premium and all other outgoings payable quarterly in advance by standing order.

#### Legal Costs

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

#### VAT

All quoted rents and outgoings are quoted exclusive of VAT at the prevailing rate.

#### Service Charge

An estate service charge is payable in respect of the upkeep, maintenance and management of the property. Interested parties are urged to make further enquiries.

#### AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



### **Enquiries & Viewings**



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