



**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.





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# Further Details

## Description

Studio 15 forms part of a courtyard development and comprises a two-storey, 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



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145629

01202 558 262

 **Vail  
Williams**  
[View on our website](#)