



**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 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



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