



First Floor, 27d Vicarage Road, Verwood, BH31 6DR

Self-Contained First Floor Office

- Town centre location
- £13,800 per annum exclusive
- 5 allocated car parking spaces
- Gross internal area approx. 124.9 sq m (1,344 sq ft)
- 7 office rooms

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LOCATION

Verwood is a popular Dorset town located approximately 5 miles to the north west of Ringwood providing good access to the A31 trunk road linking to both Bournemouth and Southampton. The town has experienced considerable population growth over the last few years. The property is situated on Vicarage Road, an established trading location in the Town Centre.

DESCRIPTION

The premises comprises a self-contained first floor office which is accessed via a staircase which leads from a ground floor entrance fronting Vicarage Road. The property provides the following specification:

- Seven office rooms
- Reception area
- Separate staircase entrance to the rear
- Lighting
- Two WC's
- Gas fired central heating
- Carpeted
- Power and data points
- Five allocated car parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,344	124.86

TERMS

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

RENT

£13,800 per annum exclusive.

The rent is payable quarterly in advance and is exclusive of; business rates, service charge, utilities, insurance and VAT.

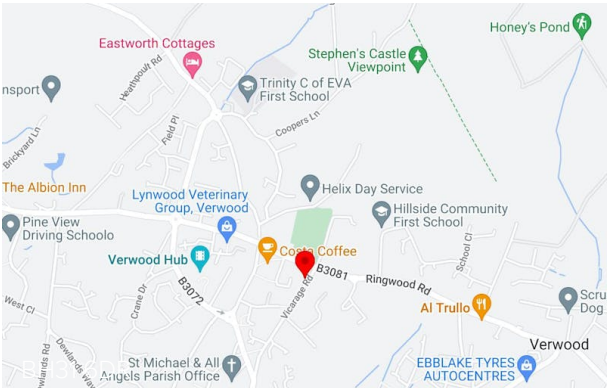
SERVICE CHARGE

A service charge will be payable in respect of upkeep, management and maintenance of common parts within the building. Further details are available upon request.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £10,500.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.



SUMMARY

Available Size	1,344 sq ft
Rent	£13,800 per annum exclusive
Rateable Value	£10,500
EPC Rating	C (73)

VIEWING & FURTHER INFORMATION

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