



**13 GLASSHOUSE STUDIOS, FRYERN COURT ROAD,
FORDINGBRIDGE, SP6 1QX**

OFFICE TO LET

1,230 SQ FT (114.27 SQ M)



Summary

TO LET - SELF CONTAINED OFFICE

Available Size	1,230 sq ft
Rent	£10,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£8,300 (from 01.04.23)
EPC Rating	B (29)

- Self-contained office in courtyard development with access to communal gardens and seating
- 3 allocated car parking spaces (additional parking spaces available*)
- EV charging point
- Rural setting 1 mile distant fromn Fordingbridge and A338
- 100% Small Business Rates Relief available*

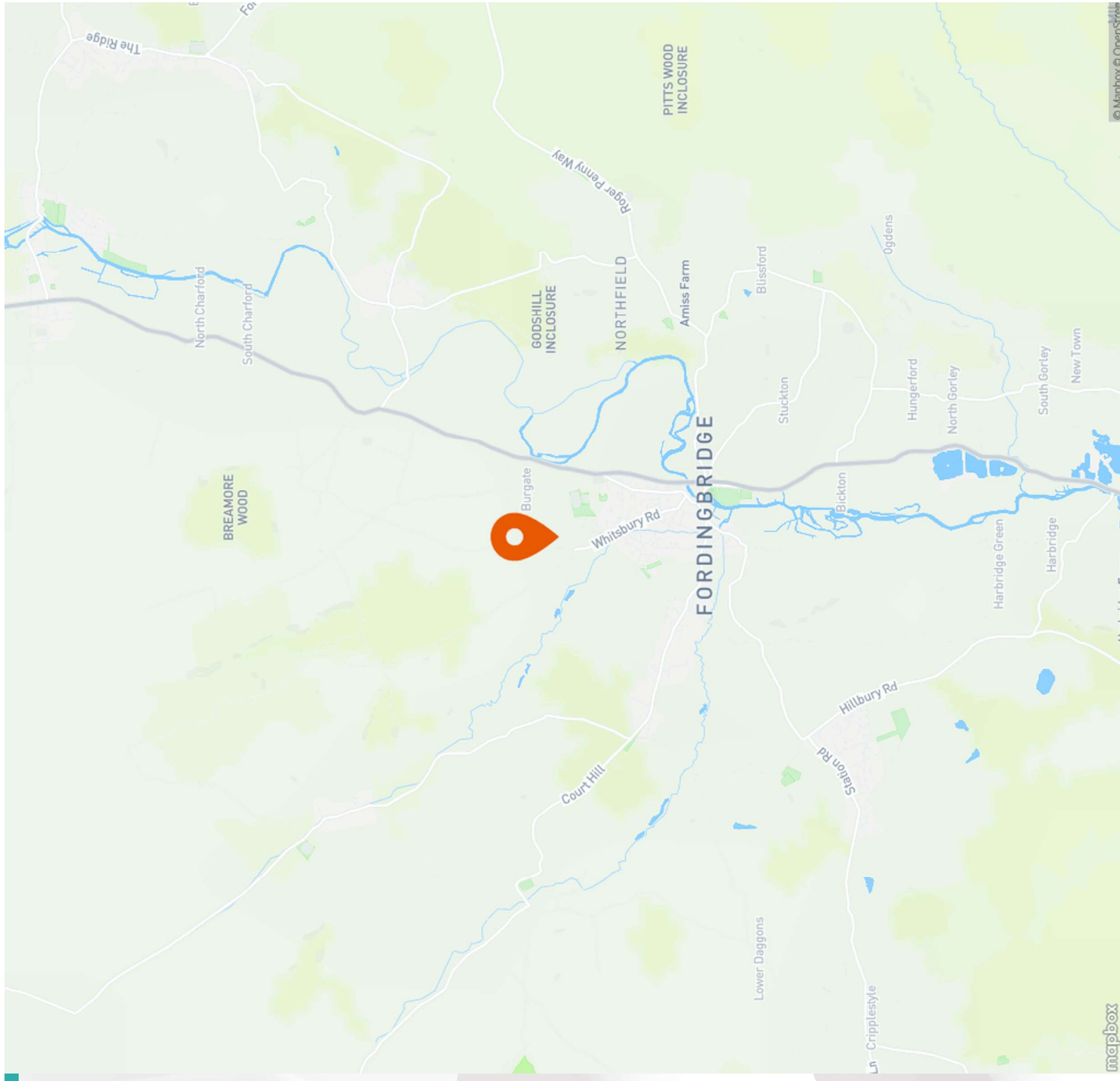


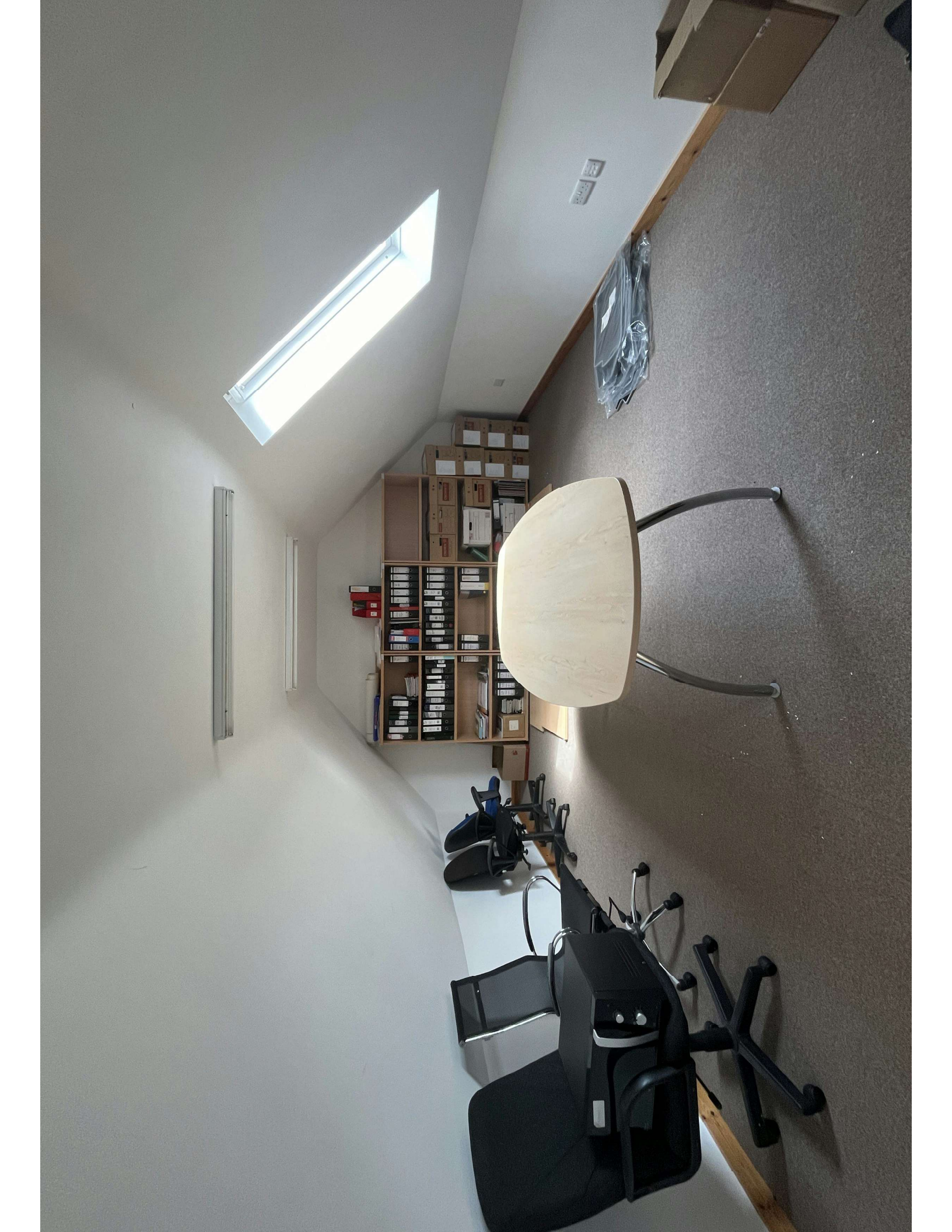
Location



**13 Glasshouse Studios, Fryern
Court Road, Fordingbridge,
SP6 1QX**

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 offering retail and restaurant facilities. Access to the A338 is approximately 1 mile distant, which provides links to the A31 and to Salisbury.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	724	67.26	Coming Soon
1st	506	47.01	Coming Soon
Total	1,230	114.27	

Description

Studio 13 forms part of a courtyard development and comprises a self contained building of brick construction with a pitched tiled roof. The attractive accommodation is arranged as open plan with a first floor providing further office/meeting/storage space, with stair access. The accommodation benefits from the following brief specification:

- Suspended ceiling
- Lighting and air conditioning
- Perimeter trunking
- Kitchenette and unisex W.C facilities
- Access to a shared courtyard with seating
- 3 allocated car parking spaces including 1 EV charging point*

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

Legal Costs

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

Tenure

Available by way of a new Full Repairing and Insuring lease subject to a simultaneous surrender of the existing lease. There will be periodic upward only, open market rent reviews.

Service Charge

An estate service charge is payable in respect of the upkeep, management and maintenance of the communal areas of the estate. 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 tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Rateable Value

£8,300 (from 01.04.23). *100% Small Business Rates Relief is currently available on properties with a rateable value of £15,000 or less, subject to conditions. Interested parties are urged to make further enquiries.



Enquiries & Viewings



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