



**UNIT 6, THE BYRE, PARLEY COURT BARNES,
CHRISTCHURCH, BH23 6BB**

TO LET

490 SQ FT (45.52 SQ M)



Summary

TO LET - 490 SQ FT

Available Size	490 sq ft
Rent	£9,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£6,600 (from 01.04.23) *
EPC Rating	EPC exempt - Stand-alone building < 50m2

- Self-contained barn conversion
- *100% Small Business Rates Relief currently available
- 1 allocated parking space plus use of communal parking

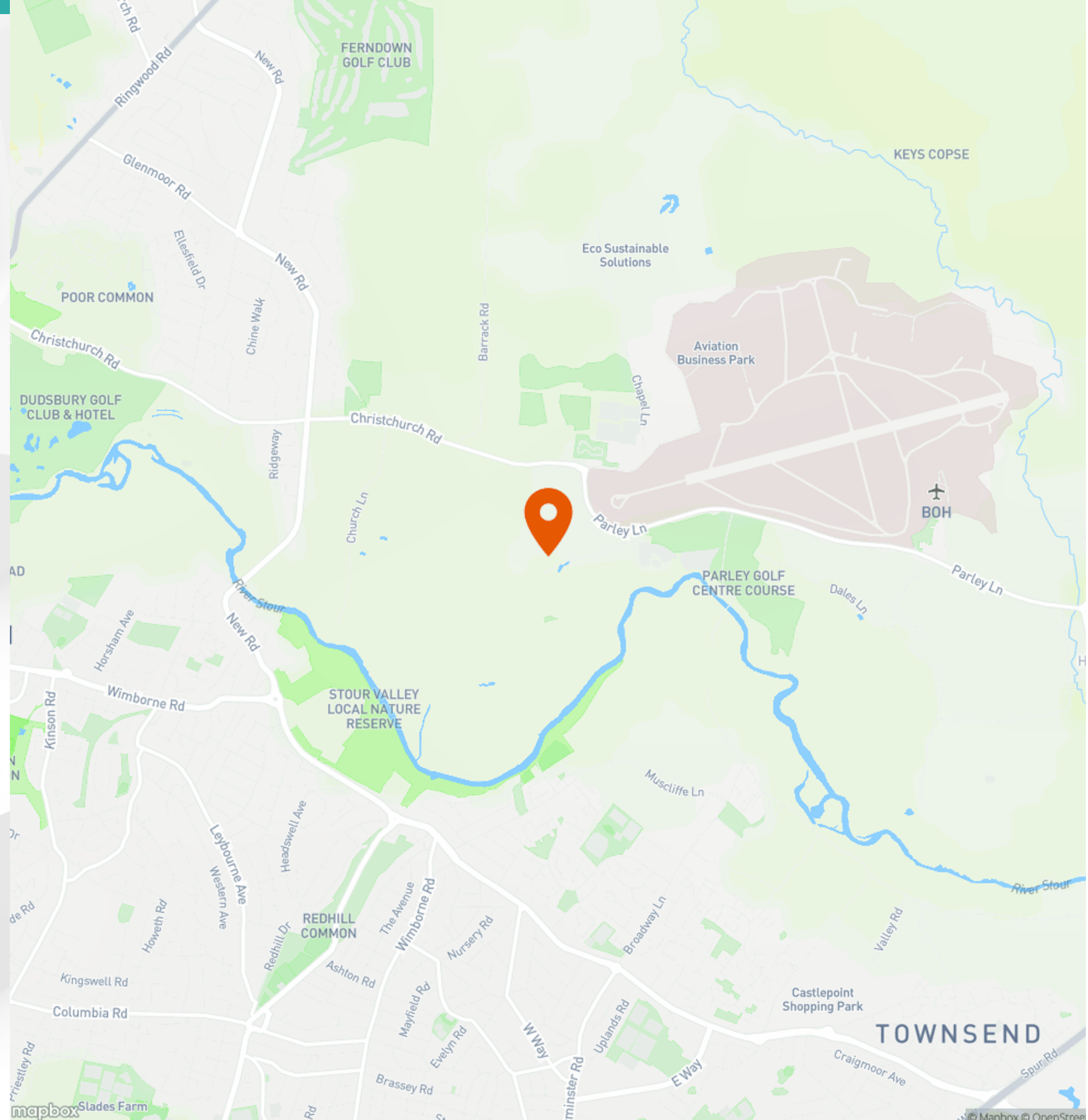


Location



**Unit 6, The Byre, Parley Court
Barns, Parley Green Lane,
Christchurch, BH23 6BB**

Parley Court Barns are located off Parley Green Lane which is accessed from B3073 Parley Lane which links to the A338 Wessex Way to the east and Parley Cross Roads to the west, both providing links to the A31.



Further Details

Description

Parley Court Barns is a development of barn conversions providing office and business accommodation with original distinctive character in a rural setting.

Unit 6, The Byre, is a detached, self contained single storey office with a pitched tiled roof. The accommodation benefits from carpets, lighting, accessible W.C facilities and a kitchenette.

Externally, there is 1 allocated parking space in addition to use of a communal parking area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	490	45.52	Available
Total	490	45.52	

Viewings

Strictly by appointment through the sole agent.

Legal Costs

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

Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic 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.

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.

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.



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145629

01202 558 262



David Cowling

dcowling@vailwilliams.com

07740 611100

01202 558262

