

3 Glasshouse Studios, Fryern Court Road, Fordingbridge, SP6 1QX

Office/Business Unit

908 sq ft

(84.35 sq m)

For Sale or To Let



LOCATION

Fordingbridge lies approximately 12 miles south of Salisbury and 7 miles north of Ringwood on the A338 and has a resident population of 5998 (Source: 2011 Census).

SITUATION

Glasshouse Studios is situated on the north edge of the town of Fordingbridge, on the edge of a rural location, but within easy reach of the town and with good connections with the A338 Salisbury to Ringwood Road.

DESCRIPTION

Glasshouse Studios comprises an innovative conversion of a former glasshouse building into business units. Each unit comprises an open plan unit. The building has a shared entrance with an "oasis" feel atrium area, leading to the individual business units.

Unit 3 comprises an open plan business unit providing office or light industrial space, which has the benefit of air conditioning providing heating and cooling, Category II lighting, perimeter trunking for data and power distribution. There is a laminate floor. The unit is served by kitchen and cloakroom facilities. There is a rear entrance door into the unit giving added accessibility. There are allocated car parking spaces.

ACCOMMODATION

Office/Business Space	878 sq ft	(81.57 sq m)
Kitchen	30 sq ft	(2.79 sq m)

TENURE

Long Leasehold & New Lease.

A sale of the long leasehold interest granted for a term of 999 years from 1 July 2004 at a peppercorn ground rent.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£125,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£9,000 per annum exclusive.

VAT

VAT is payable on the price/rent.

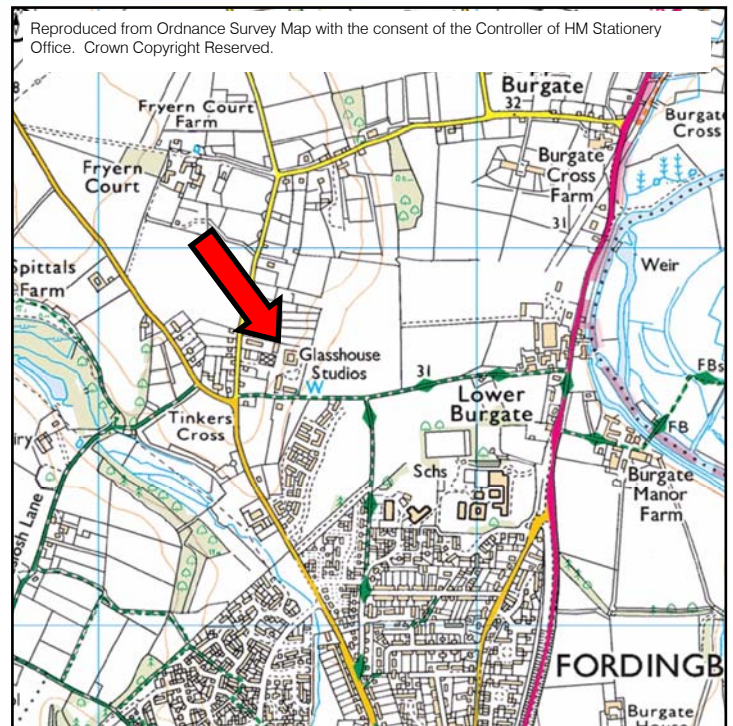
BUSINESS RATES

Rateable Value: £8,500. *

Rates payable for year ending 31/03/22: £4,241.50.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".



SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Apple Tree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ENERGY PERFORMANCE

The property has an EPC rating of C74.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16949-3

CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.

DISCLAIMER

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