

## TO LET

**Office Suite of 1,450 sq ft**

At

Suite 4  
Consort House  
Princes Road  
Ferndown, BH22 9JG

- ❖ Ferndown town centre
- ❖ Totally self contained suite with own ground floor entrance
- ❖ Lift
- ❖ Predominantly open plan suite of 1,450 sq ft
- ❖ Purpose built block
- ❖ 6 on site car spaces
- ❖ New lease
- ❖ Rent £19,000 pax



## LOCATION

Consort House is a detached purpose built two storey office building situated in the heart of Ferndown Town Centre immediately off Victoria Road, the principal shopping thoroughfare.

Ferndown enjoys excellent road communications via the A31 providing access to the east and the A35 to the west.

## ACCOMMODATION

Benefits include:-

- ❖ Air conditioning
- ❖ Electric convector heaters
- ❖ Ladies and Gents W.C.
- ❖ Perimeter trunking
- ❖ Fitted kitchen
- ❖ Fully carpeted

Net floor area            1,450 sq ft

Car parking            6 demised on site car spaces to be provided.

## LEASE

The premises are offered by way of a new full repairing and insuring lease (by way of service charge) terms to be agreed at a commencing rent of £19,000 pax subject to periodic reviews.

## BUSINESS RATES

 (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable value - £15,500

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

The full EPC and recommendations report are available on request.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

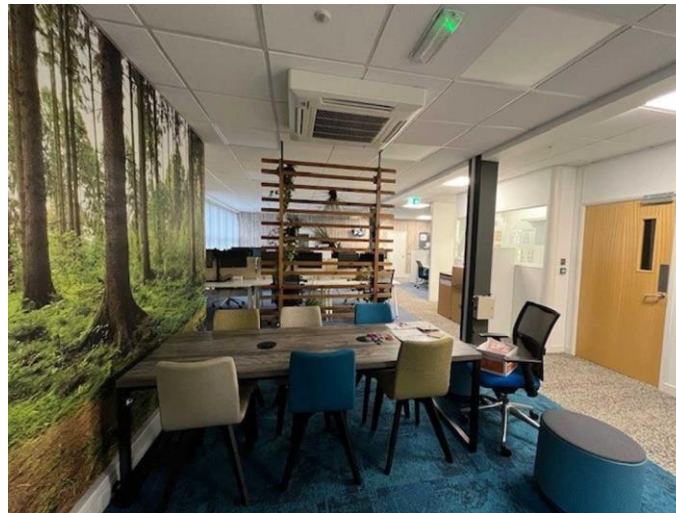
Strictly by appointment through sole agents:-



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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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