



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## **3a GROVELEY ROAD CHRISTCHURCH DORSET BH23 3HB**



### **Offices TO LET**

- **First floor self contained offices located behind the Tool Store**
- **Comprising two offices. Kitchenette and cloakroom**

**Arrange a viewing today**

**01202 551821**

**Flexible lease terms  
rental £750  
per calendar month**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**



## SITUATION AND DESCRIPTION

The property is located just off the B3069 Somerford Road approximately 1 mile east of the town centre. Groveley Road is a Cul De Sac predominantly occupied by industrial and trade counter premises.

The property comprises a two storey older style industrial building located behind The Tool Store. Ground floor is arranged as offices. The first floor comprises two offices one of which includes the kitchenette and a cloakroom

## ACCOMMODATION

### First Floor Offices

Office 1 30'04" x 17'10" (9.2m x 5.4m)

Office 2 15'04" x 17'10" (4.6m x 5.4m)

Includes kitchenette

Cloakroom

**Net Internal Area 798 sq.ft. (74 sq.m.) Approx.**

## EPC Rating C

**RATEABLE VALUE** - to be reassessed as there is currently one rateable value for the whole building

It is anticipated that the rateable value will be below the £12,000 threshold and it will be possible to claim an exemption from paying small business rates relief

## PLANNING

Premises have long established use as B1 light industrial / offices (now use Class E)

## TENURE

The first floor offices are available on flexible lease terms on an inclusive rental basis at a rental of £750 per calendar month

Rent will be inclusive of external maintenance costs, insurance and water / sewerage. The tenant will be responsible for business rates and their own electricity IT and telecoms.

The incoming tenant will be expected to pay a 3 month rent deposit

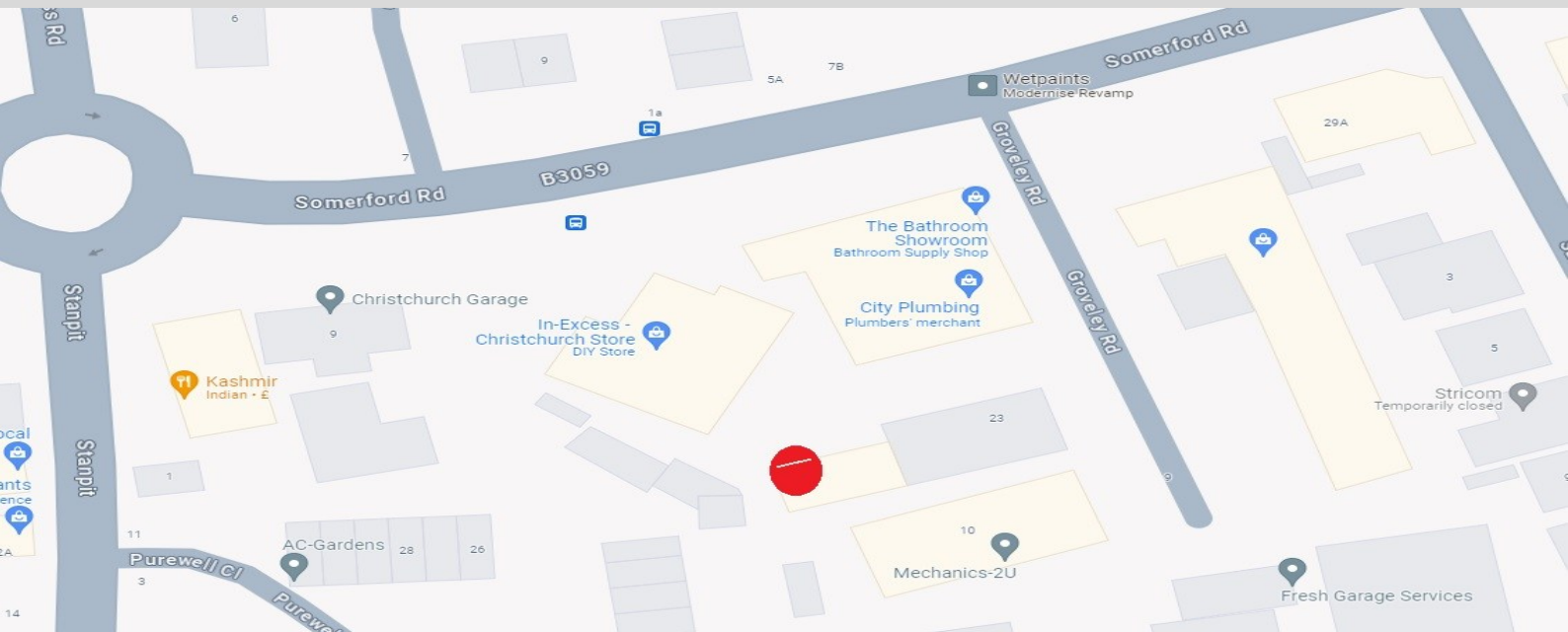
The incoming tenant will be expected to pay an administration fee of £600 plus VAT for the preparation of the legal documents for the letting

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



© Google Maps

### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.