



27d, Vicarage Road, Verwood, Dorset BH31 6DR

 1344.00 sq ft

- Gross internal area approx. 124.9 sq m (1,344 sq ft)
- 5 Allocated Parking Spaces
- 7 Office Rooms
- Town Centre Location

£16,000 Per Month

VIEWINGS

Strictly by appointment only
Symonds and Sampson Commercial: 01305 261008
(option 3)
Sibbett Gregory: 01202 661177

THE PROPERTY

The premises comprises a self-contained first floor office which is accessed via a staircase which leads from a ground floor entrance fronting Vicarage Road. The property provides the following specification:

- Seven office rooms
- Reception area
- Separate staircase entrance to the rear
- Lighting
- Two WC's
- Gas fired central heating
- Carpeted
- Power and data points
- Five allocated car parking spaces

LOCATION

Verwood is a popular Dorset town located approximately 5 miles to the north west of Ringwood providing good access to the A31 trunk road linking to both Bournemouth and Southampton. The town has experienced considerable population growth over the last few years. The property is situated on Vicarage Road, an established trading location in the Town Centre.

RENT

£16,000 per annum exclusive.
The rent is payable quarterly in advance and is exclusive of; business rates, service charge, utilities, insurance and VAT.

LOCAL AUTHORITY

Local Authority:
Dorset Council - Tel: 01305 251010
Business Rates (If Applicable)
RV: £10,500



Joe Lee
joe@sibbettgregory.com
07791 118807
01202 661177



Finn Rawlings
frawlings@smyondsandsampson.co.uk
01305 261008 (option 3)

TERMS

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge will be payable in respect of upkeep, management and maintenance of common parts within the building. Further details are available upon request.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly 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 professional institutions and trade associations or through the website:-
www.lettingbusinesspremises.co.uk.

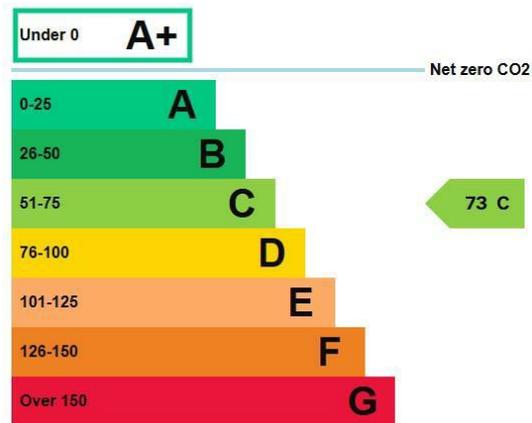
FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

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

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

FRR/10.03.2025



01305 261008 ext 3

commercial@smyondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.