

# TO LET

## OFFICE PREMISES

**Ground and First Floor  
Drewitt House  
865 Ringwood Road  
Bournemouth  
BH11 8LW**

187 sq ft (17.37 m<sup>2</sup>) – \*386 sq ft (35.87 m<sup>2</sup>) approx

From £4,302 per annum



## LOCATION

Drewitt House is located at 865 Ringwood Road close to Drewitts Industrial Estate and close to Turbary Retail Park approximately 5 miles from Bournemouth and Poole Town Centres.

## TENURE

The offices are available on inclusive terms for a period to be negotiated. Please see schedule overleaf for office availability and prices.

The following services are included for each office suite:

- \* Heating and boiler maintenance
- \* Electricity for lighting and normal office equipment
- \* Domestic hot water
- \* Daily cleaning service
- \* Insurance against fire and other perils
- \* Maintenance of building fabric, including drains and roof
- \* External painting
- \* Use of ladies and gents toilets, including rates of same not situated in the curtilage of the lease
- \* Lighting, heating, cleaning and rates of corridors and common parts
- \* Water and sewerage rates
- \* Window cleaning
- \* On site management
- \* Allocated parking

## LEGAL COSTS

Each party to pay their own legal costs provided the standard lease for the estate is accepted.

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.



## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Bournemouth) (tel: 01202 123321) in connection with their own proposed use of the property.

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

Rateable value office 1 - £2,100 (April 2023)  
 Rateable value office 22 - £2,050 (April 2023)  
 Rateable value office 44 - £2,050 (April 2023)  
 Rateable value office 45 - £2,050 (April 2023)  
 Small business rates relief will apply (subject to status)

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (81)  
 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.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Stephen Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
 01202 550245

## CODE FOR LEASING BUSINESS PREMISES

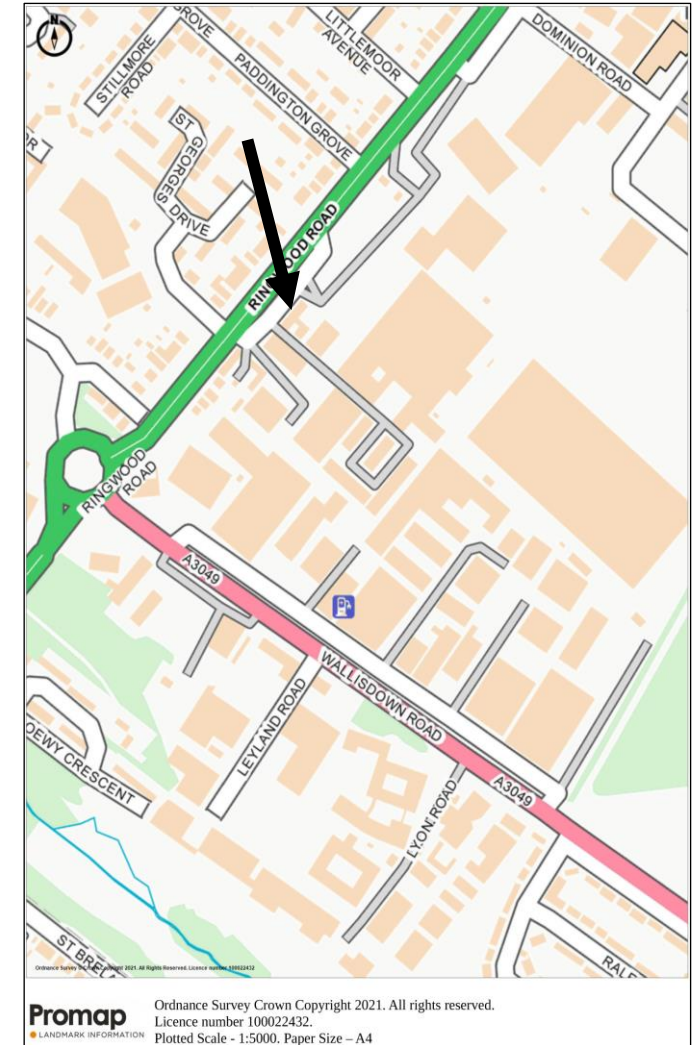
The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



### Office Availability

Office no. / Location	Size sq ft / m <sup>2</sup>	Rent per annum	Service Charge pa to 31/03/23	Total pa
1 Ground Floor	191 sq ft (17.75 m <sup>2</sup> )	£2,006.00	£2,388.00	<b>£4,394.00</b> *(Offices 1 & 22 are adjacent to one another and can be let together)
22 Ground Floor	195 sq ft (18.12 m <sup>2</sup> )	£2,048.00	£2,438.00	<b>£4,486.00</b>
44 First Floor	194 sq ft (18.02 m <sup>2</sup> )	£2,037.00	£2,425.00	<b>£4,462.00</b> *(Offices 44 & 45 are adjacent to one another and can be let together)
45 First Floor	187 sq ft (17.37 m <sup>2</sup> )	£1,964.00	£2,338.00	<b>£4,302.00</b>



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