

## TO LET

**GROUND FLOOR OFFICE  
ACCOMMODATION WITHIN  
CENTRALLY LOCATED COURTYARD  
DEVELOPMENT**

Offices 1 & 2  
Mulberry Court  
Stour Road  
Christchurch  
BH23 1PS

**598sq ft / 701 sq ft (56 / 65 m<sup>2</sup>) approx.**

**£6,730 / £7,890 per annum exclusive**

**Can be taken together or separately**



## LOCATION

The premises are strategically located opposite Christchurch Railway Station in Stour Road. The office accommodation is in a quiet setting within walking distance of the centre of Christchurch. Stour Road is on several bus routes and provides restricted on street-parking.

## DESCRIPTION

Mulberry Court is a courtyard development of office accommodation. There is direct access to the suites from the courtyard. Features include:-

- ❖ Carpeted throughout
- ❖ Fluorescent tube lighting
- ❖ Electric heating
- ❖ Window blinds
- ❖ Power/phone points
- ❖ Kitchen
- ❖ Male & female WC/wash facilities
- ❖ Three allocated car parking spaces (two for office 1 and one for office 2). There is a £400 per annum charge for each parking space

## ACCOMMODATION

Office 1	701 sq ft	65 m <sup>2</sup>
Office 2	<u>598 sq ft</u>	<u>56 m<sup>2</sup></u>
<b>Offices 1 &amp; 2 combined</b>	<b>1,299 sq ft</b>	<b>121 m<sup>2</sup></b>

## SERVICES

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



## TENURE

The premises are available on a new lease, the length of which will be determined by negotiation.

## RENT

Office 1	<b>£7,890</b> per annum exclusive
Office 2	<b>£6,730</b> per annum exclusive
<b>Offices 1 &amp; 2 combined</b>	<b>£14,620</b> per annum exclusive

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

The District Valuer's website provides the following information:-

Offices 1 & 2 : Rateable Value £12,500 (1 Apr 2017)

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of communal parts, etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (107).

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

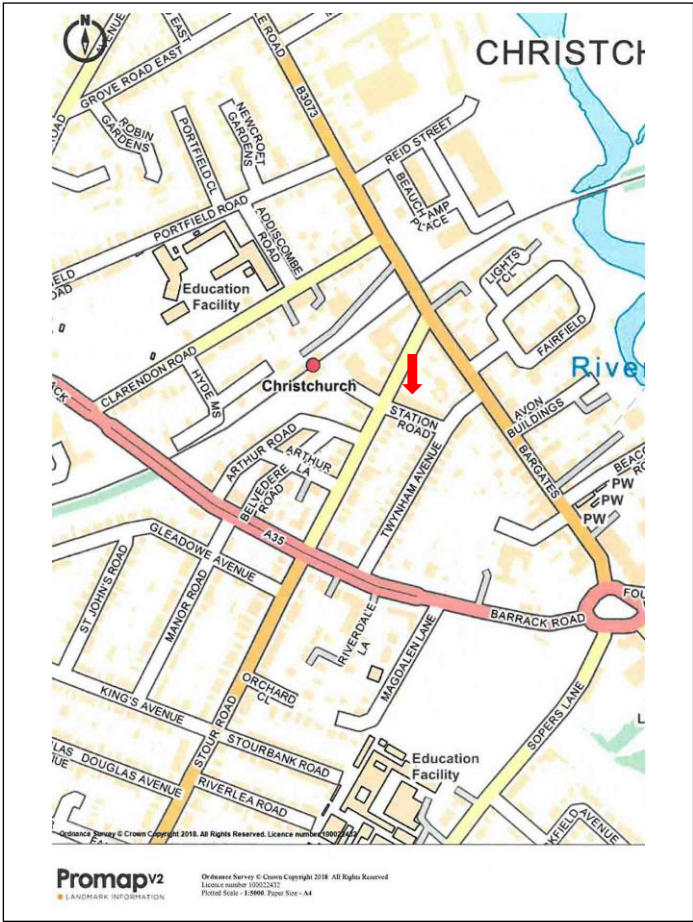
Strictly by appointment through the sole agents:-



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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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