

**** PRICE REDUCTION ****



UNIT 7 GLASSHOUSE STUDIOS, FRYERN COURT ROAD, FORDINGBRIDGE

High quality air-conditioned business/ office unit in unique atrium development 908 sq ft (84.4 sq m).

- | Convenient access to A338
- | Excellent specification
- | 3 parking spaces plus visitor parking
- | Suit a range of business uses (subject to the necessary consents)

HANTS, SP6 1QX
FOR SALE / TO LET

**WOOLLEY
& WALLIS**

Location

The development is situated in a pleasant rural location giving convenient access to the A338 via Fryern Court Road at Upper Burgate (approx 1 mile).

Fordingbridge is situated approximately 2 miles south whilst Salisbury and Ringwood are located some 12 miles north and 7 miles south respectively.

Description

The premises form part of a development of 10 self-contained business/ office units constructed under a glass canopy. The units have tiled roofs and glazed frontages which overlook and are accessed off an attractive central atrium which has been planted throughout and provides a unique feature. The Unit has been finished to a high specification to include high levels of sound and thermal insulation. Air conditioning, provides heating and cooling. The Unit has its own kitchen and ladies and gents WC facilities. A reception area has been created just inside the entrance off which there is a meeting room formed by glazed partitioning. The remainder of the Unit provides open plan accommodation with carpeting, dado trunking, CAT II lighting and uPVC double glazed windows. There is a shared meeting room within the development as well as a shower facility. The Unit benefits from three parking spaces and there is also visitor parking.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Ground floor	84.4	908

(includes partitioned reception, meeting room and kitchen)

Ladies and gents wcs - -

Tenure

To Let - available on a new full repairing and insuring lease for a term to be agreed at a rent of £9,000 per annum plus VAT.

For Sale - the long leasehold interest (999 years from 1 July 2004) is available at a price of £95,000 plus VAT.

Business Rates

Rateable Value: £10,500

The Small Business (Non-RHL) Multiplier for the year 2026/27 is 43.2 p in the £. Where the Rateable Value of the

property is less than £12,000, eligible rate payers will be entitled to Small Business Rate Relief (currently 100%) meaning that no business rates will be payable.

Services

We are advised that main electricity and water are connected to the premises. There is private drainage/ sewerage.

Planning

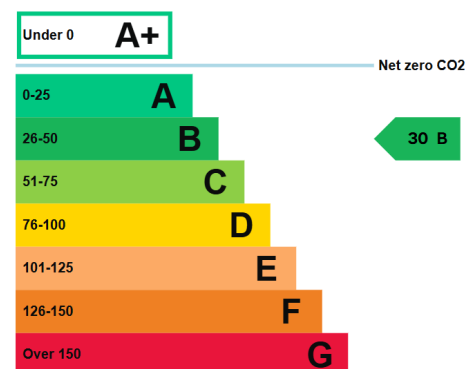
Prospective purchasers must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Energy rating and score

This property's energy rating is B.



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. 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 property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were updated in August 2026.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**