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Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

TOWN CENTRE OFFICES - TO LET

FIRST & SECOND FLOOR SUITES

LYNES HOUSE, LYNES LANE, RINGWOOD. BH24 1BT



SPACE AVAILABLE

554 ft² to 5,033 ft²

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

LOCATION

Lynes House is centrally location just off the High Street in the main retail area of the town. Ringwood benefits from very good communications via the A31 providing excellent access to Bournemouth, Poole, Southampton and the motorway network to London.



DESCRIPTION

The building is three storey with retail on the ground floor and purpose built office accommodation on the first and second floors. The offices benefit from being mainly open plan with the current partitioning removed and were fully refurbished a few years ago to include new suspended ceilings on the first floor, with Cat II lighting, perimeter trunking, carpeted, double glazed windows and electric heating. The property benefits from on site car parking.

ACCOMMODATION

The gross internal area is approximately 5,033 ft² and are offered by way of a number of permutations to suit most requirements. There is some restricted head room on the second floor.

First Floor - LET

Suite 2a	115.63m²	1,245 ft²	£15,563 p.a.	4 parking spaces
Suite 2d	93.46m²	1,006 ft²	£12,575 p.a.	3 parking spaces

(Please note 2d includes the air conditioned basement office)



Second Floor

LETTING AGREED -	Suite 2b	92.71m²	998 ft²	£12,000 p.a.	4 parking spaces
AVAILABLE	Suite 2c	51.51m²	554 ft²	£6,750 p.a.	2 parking spaces
AVAILABLE	Suite 6b	114.29m²	1,230 ft²	£14,800 p.a.	4 parking spaces

**PARKING**

There is a private car park situated to the rear of Lynes House and accessed via Bickerley Road.

TERMS

The premises are available by way of excluded new “effective” full repairing and insuring leases for a term to be agreed, either as detailed or as one letting.

LEGAL COSTS

The incoming tenant will be responsible for the landlords legal costs incurred in this transaction.

SERVICE CHARGE

A service charge is payable quarterly for cleaning and maintenance of all communal parts including toilet facilities together with the external structure of the building.

**RATEABLE
VALUE**

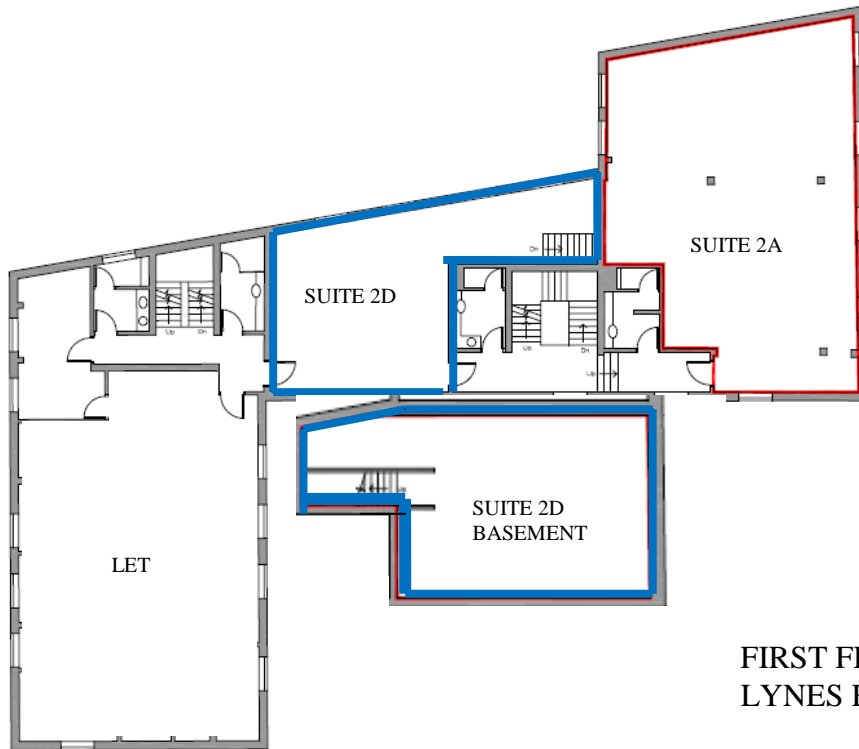
Suite 2b	£5,200 for 2018/19 plus £200 for parking spaces
Suite 2c	£2,700 for 2018/19 plus £200 for parking spaces
Suite 6b	£4,450 for 2018/19 plus £400 for parking spaces

VIEWING

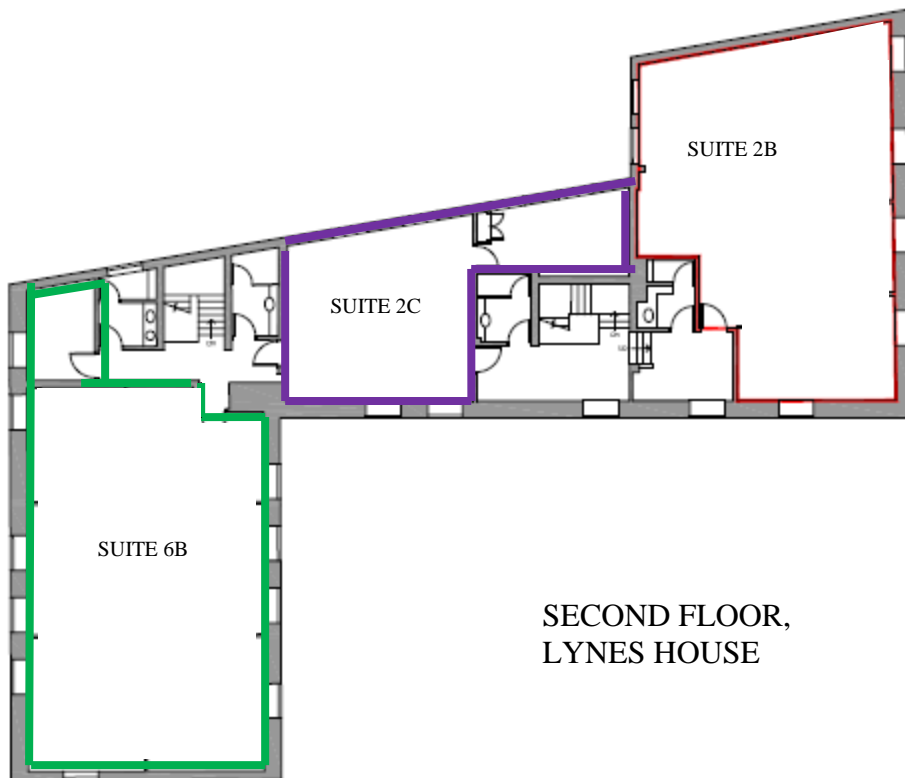
By appointment only through the agents.



ENERGY PERFORMANCE ASSET RATING: E



FIRST FLOOR,
LYNES HOUSE



SECOND FLOOR,
LYNES HOUSE

