

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

OPEN PLAN OFFICES TO LET

'ONE' STAR LANE, RINGWOOD, HAMPSHIRE. BH24 1AL

LOCATION

The premises occupy a prominent corner location with the principal rooms overlooking the Market Place of this New Forest market town. The A31 trunk road provides vehicular access to Southampton and the motorway network to London, with a dual carriageway leading to Bournemouth and the coast.

ACCOMMODATION The premises provide good quality second floor office accommodation, features include:-

- Advanced digital electric low consumption radiators
- Suspended ceilings with Category II lighting
- Computer trunking
- Fully carpeted

Second Floor: Open plan office area **71.26m**² (**767ft**²) net. Toilet facilities, kitchenette to be installed



Net Internal Office Area approximately 71.26m² (767 ft²)

Cont'd

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.

- PARKING There are no dedicated parking facilities with these offices, but the free public car park is within a few minutes walk of the premises, together with additional casual parking nearby in the Market Place.
- LEASE TERMS The premises are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.
- RENT £7,500 per annum plus V.A.T., exclusive of outgoings.
- RATES Subject to re-assessment but under current Government policy, provided a tenant has no other commercial property within the business, no business rates will be payable from 1st April 2018.
- VIEWING By appointment only please through the Agents.
- DIRECTIONS Upon leaving our office, turn right and continue the length of the High Street into the Market Place. Keeping to the right, Star Lane is a turning on the right immediately after the Star Inn and the property can be seen on the left hand corner.

ENERGY PERFORMANCE ASSET RATING: D



