

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES TO LET

***SUITE 2, 6 PEDLARS WALK, HIGH STREET,
RINGWOOD. BH24 1EZ***

LOCATION

A mainly open plan purpose-built modern office suite, situated in a brick paved pedestrian lane, leading directly off the High Street and within one hundred yards or so off the main Ringwood car park. Dual-carriageways at Ringwood provide vehicular access to Bournemouth and the south coast, the west country and Southampton with the motorway network leading to London, in the east.

ACCOMMODATION

Features include double glazed windows, air conditioning, computer trunking, entry phone system and security alarm. Fully carpeted. suspended ceiling with Category II lighting.

The majority of the first floor space is open plan with office partitioning to provide two additional offices plus storage/stationery room.

Kitchenette and toilet.



Net internal area approx. 92.44m² (995 ft²)

Cont'd

PARKING	No parking facilities are available with this office suite, but the main Ringwood car park is within a hundred yards or so of the premises.
LEASE TERMS	The offices are offered by way of a new effective full repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£12,950 plus V.A.T. per annum, exclusive of outgoings.
RATES	The premises are assessed for rating purposes at £9,400 per annum. (Under current Government legislation, with such a low rateable value, no rates are payable provided the tenants do not hold additional commercial premises. We would recommend that interested applicants contact the Local Rating Authority to verify this).
SPECIAL NOTE	A smaller suite of approximately 58.53m ² (630 ft ²) is currently available adjacent to these premises and a doorway could be formed, if required, to provide a total area of approximately 150.96m ² (1,625 ft ²) net.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	Upon leaving our Office, turn right and continue along the High Street, turning right into Pedlars Walk, opposite Lloyds Bank. The entrance to the premises can be found on the right.

ENERGY PERFORMANCE ASSET RATING - C