

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 first floor office accommodation, features include:-

- Gas fired central heating with radiators
- Suspended ceilings with Category II lighting
- Computer trunking
- Fully carpeted

First Floor: Open plan office area **77.11m² (830 ft²)** net but with an individual removable partitioned office. Toilet facilities and fitted kitchenette.



Net Internal Office Area approximately 77.11m² (830 ft²)

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- 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** £10,500 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 2017.
- 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



