

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

BRAND NEW FIRST FLOOR OFFICE SUITE TO LET

***UNIT 4C, AUSTIN PARK, YEOMAN ROAD, RINGWOOD.
BH24 2FA***

LOCATION Austin Park forms part of a new development of business units on the Forest Gate Business Park just off the B3347 Christchurch Road on the southern side of the town. Ringwood provides exceptional road connections with access to the A31 trunk road leading to the M27/M3 motorway plus A338 to the South Coast and Salisbury.

DESCRIPTION An end of terrace unit constructed to a good specification and completed with the following features:-



- Shared kitchenette
- Shared male and female W.C.'s
- Option to include office furniture
- Carpeting
- Perimeter trunking
- Full air conditioning
- Suspended ceiling with LED lighting
- Double glazed windows
- Separate personal door
- 1 allocated car parking space

The accommodation comprises open plan office space 12.65m x 4.17m (41.6" x 13.8") max. providing approx. 50.91m² (548 ft²) net.

Net Area Approx. 50.91m² (548 ft²)

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- RENT** £8,750 plus V.A.T. per annum exclusive of business rates. Rent is payable monthly in advance by bankers order.
- The office suite will be responsible for 50% of the establishment costs for the two first floor suites except business rates if applicable.
- DEPOSIT** A deposit equivalent to one quarters rent will be required on or before completion and held by the landlord for the duration of the lease.
- LEASE TERMS** The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.
- BUSINESS RATES** Rateable Value: £7,400 for the offices
Under current legislation, provided your business only uses one commercial property then, due to the low rateable value there should be no business rates payable but we would recommend confirming this with the Local Authority.
- LEGAL COSTS** The ingoing tenant will be responsible for the landlords legal costs incurred in this transaction.
- VIEWING** By appointment only please through the agents.

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