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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 ft<sup>2</sup> to 5,033 ft<sup>2</sup>

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 ft<sup>2</sup> 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**

<b>Suite 2a</b>	<b>115.63m<sup>2</sup></b>	<b>1,245 ft<sup>2</sup></b>	<b>£15,563 p.a.</b>	<b>4 parking spaces</b>
<b>Suite 2d</b>	<b>93.46m<sup>2</sup></b>	<b>1,006 ft<sup>2</sup></b>	<b>£12,575 p.a.</b>	<b>3 parking spaces</b>

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



**Second Floor**

<b>LET</b>	<b>Suite 2b</b>	<b>92.71m<sup>2</sup></b>	<b>998 ft<sup>2</sup></b>	<b>£12,000 p.a.</b>	<b>4 parking spaces</b>
<b>LET</b>	<b>Suite 2c</b>	<b>51.51m<sup>2</sup></b>	<b>554 ft<sup>2</sup></b>	<b>£6,750 p.a.</b>	<b>2 parking spaces</b>
<b>AVAILABLE</b>	<b>Suite 6b</b>	<b>114.29m<sup>2</sup></b>	<b>1,230 ft<sup>2</sup></b>	<b>£14,800 p.a.</b>	<b>4 parking spaces</b>

**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**

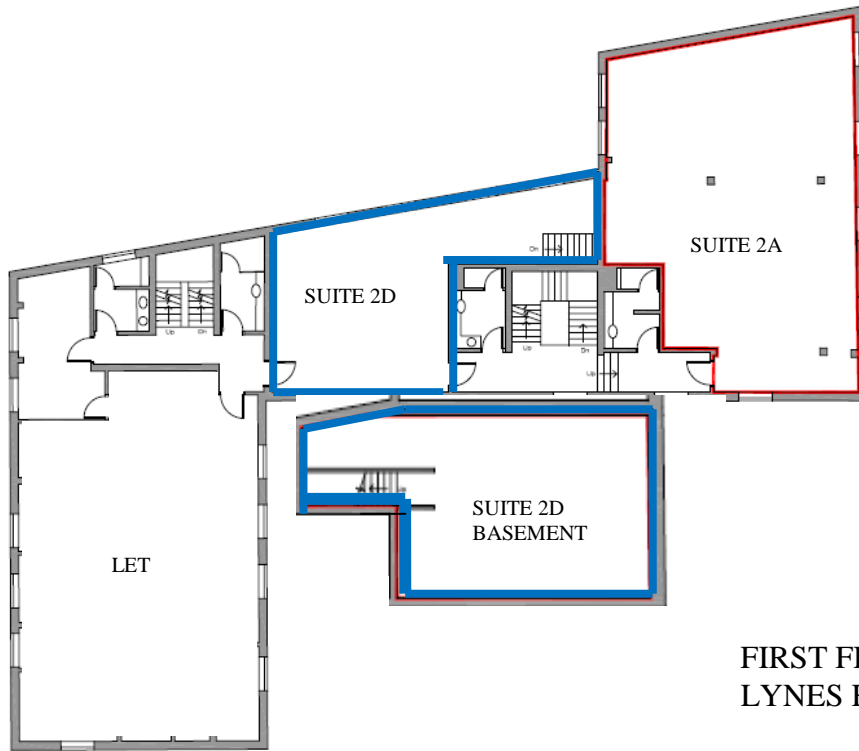
Suite 2b	£5,200 plus £200 for parking spaces
Suite 2c	£2,700 plus £200 for parking spaces
Suite 6b	£4,450 plus £400 for parking spaces

**VIEWING**

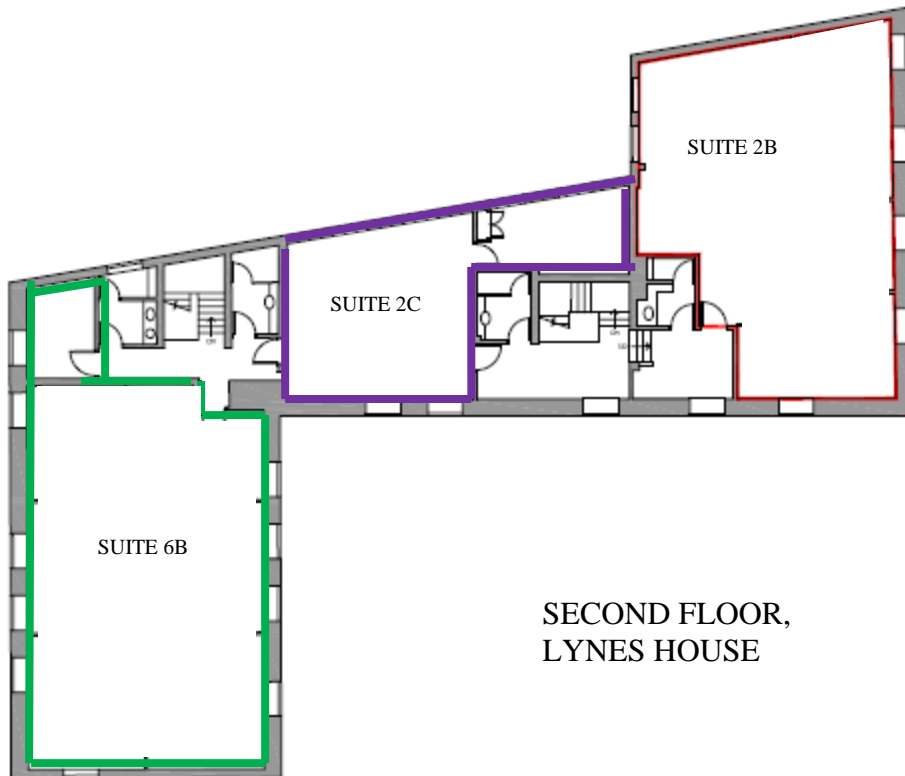
By appointment only through the agents.



**ENERGY PERFORMANCE ASSET RATING: E**



FIRST FLOOR,  
LYNES HOUSE



SECOND FLOOR,  
LYNES HOUSE

