

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# GROUND FLOOR OFFICES/STORAGE TO LET

#### 8 STAG BUSINESS PARK, CHRISTCHURCH ROAD, RINGWOOD. BH24 3AS

**LOCATION** The Stag Business Park is situated on the southern side of Ringwood with a signed access off a roundabout on the B3347 Christchurch Road approximately one mile from the A31 dual carriageway that provides access to Bournemouth, Poole, Southampton and the motorway link to London.

**DESCRIPTION** A terrace unit currently arranged as largely open plan offices with overall internal dimensions 12.01m x 7.72m (39'5" x 25'6") providing a gross internal area of 92.71m<sup>2</sup> (997sq. ft.)

The current tenants use this space as open plan offices plus two additional offices, kitchen and W.C.

Features include:-

- Gas central heating with radiators
- Cat. 5 cabling and ports throughout.

Originally the unit was configured as ground floor offices with personal door and an adjacent storage area accessed by a roller shutter door. This door is still in situ and the landlord will arrange to have the wall re-instated if required.



#### Gross Internal Area approx. 92.71m<sup>2</sup> (997 sq. ft.)

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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	Parking apron to the front	of the premises	plus Estate Car Park.
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## **RENT** £12,000 plus VAT per annum exclusive of outgoings payable quarterly in advance.

### **LEASE TERMS** A new full repairing and insuring under-lease/agreement is available, the duration of which is subject to negotiation.

# **SERVICE** Leasehold premises are often subject to a service charge in respect of the upkeep management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

#### **DEPOSIT** A deposit equal to one full quarters rent will be required by the landlord and held for the duration of the lease.

**RATES** Rateable Value: £8,400

We understand that due to the low rateable value, under most circumstances, no business rates will be payable with current legislation. Interested parties are advised to verify their individual situation with the Local Authority.

**VIEWING** By confirmed appointment only, please through the agents.

**DIRECTIONS** Leave Ringwood by Christchurch Road B3347 continuing straight across at the first roundabout then take the third exit at the next roundabout into the Stag Business Park. The unit can be found straight ahead almost next door to Plumb Centre.

#### ENERGY PERFORMANCE ASSET RATING: C



