

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.)**

Cont'd .....

- PARKING** Parking apron to the front of the premises plus Estate Car Park.
- 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 CHARGE** 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**

