

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES - TO LET

**6 PEDLARS WALK, HIGH STREET,
RINGWOOD. BH24 1EZ**

LOCATION

An open plan purpose-built modern office suite, situated in a brick paved pedestrian lane, leading directly off the High Street and within one hundred yards or so of the main Ringwood car park. Dual-carriageways at Ringwood provide vehicular access to Bournemouth and the south coast, with Southampton with the motorway network leading to London, in the east.

ACCOMMODATION

The open plan suite is situated on a first floor and accessed via a self contained ground floor entrance. The suite features:

- Double glazed windows
- Air conditioning
- Computer trunking
- Fitted blinds
- Entry phone system
- Security alarm
- Fully carpeted
- Suspended ceiling
- Category II lighting

Office 10.31m x 6.02m
(33'1" x 10'9").

Kitchenette & toilet



Net internal area approx. 58.53m² (630 ft²)

Cont'd

- PARKING** No parking facilities are available with this office suite, but the main Ringwood car park is within a hundred yards or so of the premises and parking permits can be purchased from the New Forest District Council.
- LEASE TERMS** The offices are offered by way of a new effective full repairing and insuring lease, the duration of which is subject to negotiation.
- RENT** £8,200.00 per annum, exclusive of rates, service charge and V.A.T.
- LEGAL COSTS** Each party responsible for own costs.
- RATES** Rateable Value: £6,900
Rates Payable: £3,387.90 for 2019/2020
- 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 appointment only please through the Agents.
- DIRECTIONS** Upon leaving our Office, turn right and continue along the High Street, turning right into Pedlars Walk, opposite Lloyds Bank. The entrance to the premises can be found on the right, just around the corner from the Arcade of Flowers.



ENERGY PERFORMANCE ASSET RATING: TBC