

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICE SUITES TO LET

FLEXIBLE TERMS AND SPACE

124 ft²; 798 ft²

***THE CROWN HOUSE, 2 SOUTHAMPTON ROAD, RINGWOOD,
HAMPSHIRE. BH24 1HY***

LOCATION

This Grade II listed property of much character is situated in the centre of this New Forest market town beside the A31 trunk road with a dual carriageway leading to the south coast (Bournemouth approximately 12 miles) and to the east the M27 and motorway network to London.

DESCRIPTION

Office 6 Approx. **11.52m² (124 ft²)** - 4.22m x 2.69m (13'10" x 8'10") radiator.
Suite B Approx. **71.17m² (798ft²)** - Comprising 4 offices plus kitchen. Air conditioning.



Cont'd

Features include:

- Gas fired central heating with radiators
- Cat. 2 Lighting
- Fitted Carpets
- Air Conditioning to principal rooms
- Perimeter Trunking
- Door entry phone system to most rooms.



PARKING

The premises are situated almost equidistant between the two principal car parks both within a few minutes walk of the premises.

Suite B has 2 onsite car parking spaces at additional cost of £60 per month.

RENT

Office 6 - £200 per month exclusive

Suite B - £958.33 per month exclusive

TERMS

The office suites are available by way of in-house Tenancy at Will's and each tenant will be expected to pay the management £250 towards the cost of the preparation of the agreements.

OUTGOINGS

Water, building insurance, sewerage, fire alarm maintenance, management, cleaning of communal areas and all other establishment outgoings will be payable each month, currently:-

Office 6 - £30 per month

Suite B - £40 per month (separately metered electricity)

BUSINESS RATES

Office 6 – Rateable value £1,325

Suite B – Rateable value £8,900

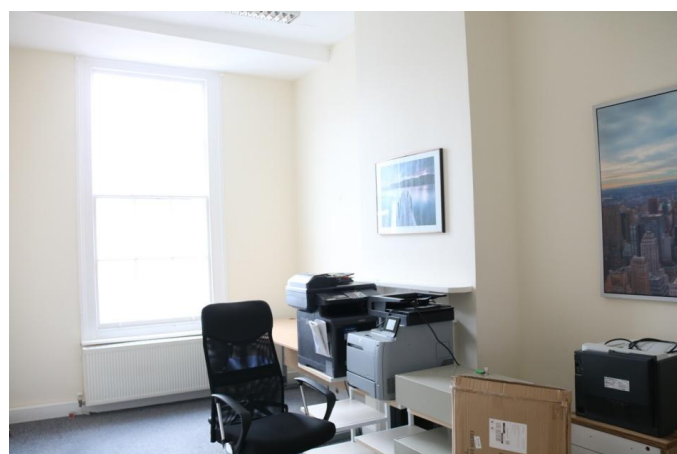
Due to the low rateable values, no business rates should be payable in most instances.

VIEWING

Strictly by confirmed appointment only please through the Agents.

DIRECTIONS

From our office, turn right and the entrance to the Crown House can be found after a few yards on the right.



ENERGY PERFORMANCE ASSET RATING: E

