

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES TO LET

28/30 SOUTHAMPTON ROAD, RINGWOOD. BH24 1HY

LOCATION The premises are prominently located within the main shopping centre of the New Forest Market Town of Ringwood above the M & Co store. The A31 trunk road nearby provides access to the commercial centres of Bournemouth, Poole and Southampton, together with the motorway connection to London.

DESCRIPTION The overall internal area is approx. 15.90m x 15.09m (52'2" x 49'6") There is some office partitioning but the space is mainly open plan.

Computer trunking
Category 2 lighting

Kitchenette
Toilet facilities

Gas-fired central heating
with radiators.



Net Area approximately 208.39m² (2,043 ft²)

PARKING Parking for 3 cars available in the private car park to the rear of the premises, but the main town centre car park is located only 100 yards or so from the offices.

LEASE TERMS The offices are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.

Cont'd

RENT	£19,625.00 per annum exclusive of outgoings.
VALUE ADDED TAX	Unless otherwise stated, all prices quoted are exclusive of VAT. Any intending lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.
RATES	Rateable Value £22,250 Rates payable The amount payable is not the above amount. (Interested parties are advised to verify this figure with the Local Rating Authority).
LEGAL COSTS	Both parties will be responsible for their own legal expenses.
VIEWING	By appointment only please through the Agents
DIRECTIONS	From our office, turn right and continue into Southampton Road and after 100 yards or so, the M & Co store can be seen on the right. The offices are situated on the first floor.

ENERGY PERFORMANCE ASSET RATING: D

