

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST & SECOND FLOOR OFFICE SUITE TO LET

INCENTIVES AVAILABLE

7 HIGH STREET, RINGWOOD. BH24 1AB

LOCATION The property is situated in the centre of Ringwood close to Fridays Cross, the junction of High Street, Southampton Road and Christchurch Road. Ringwood is a vibrant New Forest market town with excellent road communications via the A31 and the A338 providing good access to Bournemouth, Poole, Salisbury, Southampton and the motorway network to London.

DESCRIPTION The property comprises a three storey building with its own front door entrance off the High Street and stairs leading to two floors of offices.

The accommodation comprises three good size offices on the first floor together with W.C. and kitchenette facilities plus stairs to an open plan office area on the second floor providing much character with exposed beams etc.

ACCOMMODATION First floor offices 795 ft² Second floor offices 446 ft² Total 1,240 ft²



Net Area Approximately 115.19m² (1,240 sq. ft)

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.

- LEASE TERMSThe office suite is available by way of a new internal repairing and insuring
lease for a term to be agreed.RENT£9,500 per annum exclusive of outgoings, plus V.A.T. Rent free incentives
available.BUSINESS RATESRateable value: £12,250DEPOSITA rental deposit will be required.
- **VIEWING** By appointment only please through the Agents who hold a key.

ENERGY PERFORMANCE ASSET RATING: E





