

## FIRST & SECOND FLOOR OFFICE SUITE TO LET

### *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 ft<sup>2</sup>  
Second floor offices 446 ft<sup>2</sup>  
Total 1,240 ft<sup>2</sup>



**Net Area Approximately 115.19m<sup>2</sup> (1,240 sq. ft)**

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**LEASE TERMS** The office suite is available by way of a new “effective” full repairing and insuring lease for a term to be agreed.

**RENT** £11,500 per annum exclusive of outgoings, plus V.A.T.

**BUSINESS RATES** Rateable value: £10,500

We understand that with current government policy, because of the low rateable value on these premises, no business rates will be payable in most circumstances.

**DEPOSIT** A rental deposit will be required.

**VIEWING** By appointment only please through the Agents who hold a key.

**ENERGY PERFORMANCE ASSET RATING: E**

