

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES TO LET

FIRST FLOOR, PINTAIL HOUSE, DUCK ISLAND LANE, RINGWOOD, BH24 3AA

LOCATION	Purpose built first floor offices, occupying a highly visible location at the end of Duck Island Lane that leads directly off the B3347, on the southern edge of Ringwood.
DESCRIPTION	<p>The premises are well appointed with double glazing, computer trunking and air conditioning, fully fitted for the modern hi-tec office user.</p> <p>The mainly open plan premises are 'L' shaped, currently providing the principal area and 2 partitioned offices all fully carpeted with approximate overall internal dimensions of 11.08m x 6.15m (36'4" x 20'2") and 7.30m x 6.27m (23'11" x 20'7")</p> <p>Kitchen/Staff area: 3.90m x 2.32m (12'9" x 7'7")</p> <p>This provides a gross internal area of approx. 122.59 m² (1,319 ft²)</p> <p>Ladies and Gents toilet facilities</p>



Net internal area approx. 122.59 m² (1,319 ft²)

Cont'd

PARKING	There is a substantial car park to the rear of the premises that will provide approximately 6 parking spaces.
LEASE TERMS	The premises are offered by way of a new full repairing and insuring lease the duration of which is subject to negotiation.
RENT	£17,950 per annum exclusive of outgoings.
RATES	Offices - Rateable Value: £14,500 Car Park - Rateable Value: £600
VIEWING	By confirmed appointment only please through the Agent.
DIRECTIONS	From the roundabout beside the main Ringwood car park, leave by Mansfield Road, signposted Market Place. Upon reaching the mini roundabout, leave by the first exit into Christchurch Road, straight across at the next roundabout, then take the first turning on the right into Duck Island Lane. Follow this lane and Pintail House can be found on the right hand side with the car park to the rear.

ENERGY PERFORMANCE ASSET RATING: D

