

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES TO LET

SUITE THREE, TEAL HOUSE, DUCK ISLAND LANE, RINGWOOD. BH24 3AA

LOCATION

The premises are located at the end of Duck Island Lane that leads directly off the B3347 Christchurch Road, on the southern edge of Ringwood.

ACCOMMODATION

Personal front door with entrance hall and cloak room with staircase provide access to:-

Office 1 - 'L' shaped 4.93 x 4.22 plus 3.97 x 2.55

Office 2 - 5.57 x 2.98n plus storage cupboards

Office 3 - 3.31 x 2.58

Office 4 - 3.18 x 2.55

Features include:

- Electric heating
- L.E.D. lighting
- Double glazed windows
- Fully carpeted.
- Fitted kitchen area with integrated fridge



Net Internal area approx. 64.14m² (690 ft²)

Cont'd

PARKING	There are 2 parking spaces available.
LEASE TERMS	The premises are offered by way of a new internal repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£8,000 per annum, exclusive of outgoings.
RATES	Rateable Value: £9,000 Because the rateable value is so low, currently there should be no business rates charged if this is the sole business premises of the tenant.
DEPOSIT	A deposit will be required and payable on or before completion and held by the landlord for the duration of the agreement.
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 Teal House can be found almost at the end on the left.



ENERGY PERFORMANCE ASSET RATING: D