

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

TOWN CENTRE OFFICE SUITE TO LET

***OFFICE SUITE, 2B LYNES HOUSE, LYNES LANE,
RINGWOOD. BH24 1BT***

LOCATION

Lynes House is centrally located just off the High Street in the main retail area of the town. Ringwood benefits from very good communications via the A31 providing excellent access to Bournemouth, Poole, Southampton and the motorway network to London.

DESCRIPTION

The building is three storey with retail on the ground floor and purpose built office accommodation on the first and second floors. This second floor suite benefits from being mainly open plan and includes office lighting, perimeter trunking, carpeted, double glazed windows and electric heating. The suite benefits from on site car parking.

ACCOMMODATION

The gross internal area amounts to approximately 92.71m² (998 ft²), principal area open plan but with two conference rooms.



Gross Internal Area Approx. 92.71m² (998 ft²)



PARKING

There is a private car park situated to the rear of Lynes House and accessed via Bickerley Road and 4 parking spaces are provided.

TERMS

The premises are available by way of an excluded new “effective” full repairing and insuring leases for a term to be agreed.

RENT

£12,500 per annum exclusive.



SERVICE CHARGE

A service charge is payable quarterly for cleaning and maintenance of all communal parts including toilet facilities together with the external structure of the building. Currently this amounts to £927.37 per quarter.

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RATEABLE VALUE £9,100 for the office suite, £200 for the car parking.

Due to the low rateable value, in most instances no business rates are payable but we recommend verifying the individual situation with the Local Rating Authority

VIEWING By appointment only through the agents.

ENERGY PERFORMANCE ASSET RATING: E

