

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR OFFICES TO LET

42 CHRISTCHURCH ROAD, RINGWOOD. BH24 1DW

LOCATION This prominently located property has the entrance directly from Christchurch Road and is located within a few minutes walk of the town centre and approximately 200 yards from the town's second car park. Ringwood provides an ideal location for offices with direct access onto the A31 trunk road leading to Southampton and the motorway access to London, in the east and a dual carriageway leading to Bournemouth and the South Coast, to the west.

DESCRIPTION This well appointed office suite provides the following accommodation:

Office Area:

7.93m x 6.71m (26'0" x 22'0") 51.10m² (550 ft²) approx.

Rear Office/Store:

4.50m x 2.13m (14'9" x 7'0") average 9.57m² (103 ft²) approx. including kitchen facilities

- Toilet facilities
- Gas central heating with radiators
- Security alarm
- Category 2 lighting
- Floor and wall mounted telephone and IT ports
- Fitted vertical blinds



Net internal area approx. 60.67m² (653 ft²)

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PARKING	There are no on-site parking facilities with this office suite, but the Blynkbonnie New Forest District Council car park is within 200 yards or so of the premises.
LEASE TERMS	The offices are offered by way of a new full repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£9,000 per annum, exclusive of outgoings. (£750 pcm)
DEPOSIT	£9,000 per annum, exclusive of outgoings. (£750 pcm)
RATES	Rateable Value: £7,900 Due to the low rateable value, in most instances the offices will be exempt from payment of business rates. However, we encourage interested applicants to contact the Local Rating Authority to verify.
VIEWING	By appointment only please through the Agents, who hold keys.

ENERGY PERFORMANCE ASSET RATING: C



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Carr & Neave

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