

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") 51.10m<sup>2</sup> (550 ft<sup>2</sup>) approx.**

**Rear Office/Store:**

**4.50m x 2.13m (14'9" x 7'0") average 9.57m<sup>2</sup> (103 ft<sup>2</sup>) 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. 60.67m<sup>2</sup> (653 ft<sup>2</sup>)**

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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	A deposit equal to one quarters rent to be paid on or before completion and held by the landlord for the duration of the lease.
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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