

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## PROMINENT, CLOSE TO TOWN CENTRE, CHARACTER OFFICES TO LET

***CORNERWAYS HOUSE, 2 SCHOOL LANE, RINGWOOD,  
HAMPSHIRE. BH24 1LG***

### LOCATION

A substantial Victorian house occupying a corner plot providing high visibility to the B3347 that provides access to Christchurch and the A31 trunk road that provides access to the motorway network to London and the east, Salisbury to the north and Bournemouth and the south coast to the south.

### DESCRIPTION

This two storey substantial property provides four good offices on the ground floor with cloakroom and several ancillary storage rooms.

On the first floor there are 5 good offices, server room, cloakroom with toilet and washbasin.

There is a kitchen area and gas fired central heating boiler with radiators throughout.



**Gross Internal Area Approx. 252m<sup>2</sup> (2,711ft<sup>2</sup>)**

Cont'd ....

- PARKING** Most of the external area has been gravelled for extensive car parking providing at least 8 car parking spaces.
- RENT** £21,000 per annum exclusive of outgoings.
- DEPOSIT** A deposit will be payable on or before completion of the lease equal to one quarters rent and held by the landlord for the duration of the term.
- TERMS** A new repairing and insuring lease is available, the terms of which are subject to negotiation.
- BUSINESS RATES** Rateable value for the offices plus 8 car parking spaces - £25,250  
Rates payable - £12,599.75 approx. for 2023/24 before any relief is deducted.  
  
(Interested parties are advised to verify these figures with the Local Rating Authority).
- VIEWING** By appointment only please through the agents.

**ENERGY PERFORMANCE ASSET RATING: D**



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# **Carr & Neave**

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