

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## STUDIO/WORKSHOP TO LET

***UNIT 2, 86 PARSONAGE BARN LANE, RINGWOOD,  
HAMPSHIRE. BH24 1PZ***

**LOCATION** The premises are situated approximately half a mile from the centre of Ringwood, with nearby access to the A31 trunk road and main roads to Bournemouth, Salisbury and the M27 leading to the motorway network to London.

**DESCRIPTION** Overall internal dimensions approx. **5.31m x 7.16m (17'5" x 23'6")**  
Kitchenette and Toilet.

Features include:-

- Suspended ceiling with Cat. 2 lighting
- Gas fired central heating with radiators
- UPVC double glazed windows
- Roller shutter door for security



**Internal floor area approx 38.00 m<sup>2</sup> (409 ft<sup>2</sup>)**

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**PARKING** Limited parking is available at the front of the unit with additional casual parking close by.

**LEASE TERMS** A new repairing and insuring agreement is available, the duration of which is subject to negotiation.

**RENT** £7,000 per annum, exclusive of outgoings.

**RATES** Rateable value: £4,700

Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates.

**VIEWING** By appointment only please through the Agents.

**DIRECTIONS** From the roundabout beside the main Ringwood car park, leave by Southampton Road signposted Poulner. After a short distance turn right into Parsonage Barn Lane, just before reaching the flyover. Continue around the sharp right hand corner and the entrance to 86 Parsonage Barn Lane can be found on the right after several hundred yards.

**ENERGY PERFORMANCE ASSET RATING - TBC**



