

FIRST FLOOR OFFICES - TO LET

UNIT 4, RINGWOOD TRADING ESTATE, CASTLEMAN WAY, RINGWOOD. BH24 3BA

- LOCATION** This trading estate is situated just under half a mile from the centre of Ringwood, on the corner of Castleman Way and Christchurch Road (B3347). The A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester also leading to the motorway link to London.
- ACCOMMODATION** A covered staircase leads to first floor offices with overall internal dimensions of approx. 13.11m x 11.12m (43'0" x 36'6"). This space is arranged as reception with wood style strip floor and double doors leading to an open plan office area plus six additional offices.

Features include:

- **Fully Carpeted.**
- **Suspended ceilings with mainly LED lighting**
- **Electric wall mounted heaters.**
- **Steps lead down to a well fitted kitchen and toilet facilities.**



Gross Internal Area Approx: 145.76m² (1,569 sq. ft.)

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- PARKING** Three designated car parking spaces are available with the unit plus additional parking in the general estate car park close by.
- LEASE TERMS** The premises are available by way of a new repairing and insuring lease, subject to four yearly rent reviews.
- RENT** £9,750.00 per annum plus V.A.T., exclusive of outgoings, payable quarterly in advance.
- SERVICE CHARGE** The current 6 monthly service charge is £152 plus V.A.T. as a contribution towards the Estate common parts, weed control and general exterior maintenance of the overall car parking areas.
- RATES VALUE** £12,750 from 1st April 2026
- This is not the amount payable and we would recommend interested parties to contact the Local Authority regarding individual levels of business rate relief available.
- VIEWING** By appointment only please through the Agents, who hold a key.
- DIRECTIONS** From the roundabout beside the main Ringwood car park, leave by Mansfield Road, signposted Market Place. Upon reaching the mini roundabout, leave by the first exit into Christchurch Road, continuing to the next roundabout, taking the first exit into Castleman Way. The Trading Estate is on the corner of this road and after a few yards turn right into the estate following the Estate drive where the premises can be found straight ahead.

ENERGY PERFORMANCE ASSET RATING: C

