

## 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 Category 2 lighting**
- **Electric wall mounted heaters.**
- **Steps lead down to a well fitted kitchen and toilet facilities.**



**Gross Internal Area Approx: 145.76m<sup>2</sup> (1,569 sq. ft.)**

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Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

- 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** We are informed by the Valuation Office site that the premises are assessed at £12,000. Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates.
- (Interested parties are advised to verify these figures with the Local Rating Authority)
- 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: TBA**

