11 Christchurch Road Ringwood Hampshire BH24 1DG Phone (01425) 470570 Fax (01425) 480084



### COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# FIRST FLOOR OFFICES - TO LET

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

**LOCATION** 

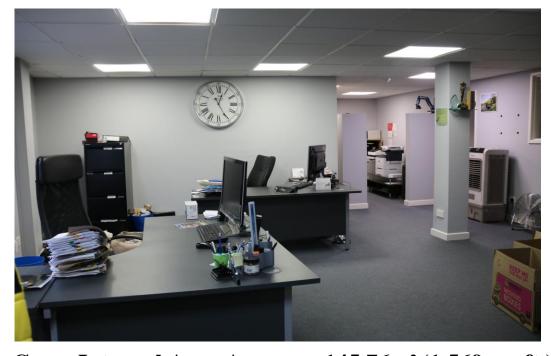
This trading estate is situated just under half a mile from the centre of Ringwood, on the corner of Castleman Way and Christchurch Road (B3347). The A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester also leading to the motorway link to London.

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.)

#### Cont'd....

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**



