

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR WORKSHOP/OFFICES/STORAGE TO LET

***8a STAG BUSINESS PARK, CHRISTCHURCH ROAD,
RINGWOOD. BH24 3AS***

LOCATION

The Stag Business Park is situated on the southern side of Ringwood with a signed access off a roundabout on the B3347 Christchurch Road approximately one mile from the A31 dual carriageway that provides access to Bournemouth, Poole, Southampton and the motorway link to London.

DESCRIPTION

A mid terrace unit with personal front door and lobby, stairs lead to a mainly open plan area currently sub-divided into two areas.

**Overall Internal dimensions approx. 12.70m x 7.62m (41'8" x 25'0")
providing a net useable area of approx. 89.54m² (963 sq. ft.).**

The current tenants use this space for assembly/workshop plus office area. Toilet facilities.

Features include:-

- Air conditioning for heating/cooling
- Suspended ceiling with inset lighting units
- Fitted carpet tiles



Gross Internal Area approx. 89.54m² (963 sq. ft.).

Cont'd

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** Parking apron to the front of the premises plus limited Estate parking.
- RENT** £6,250 plus VAT per annum exclusive of outgoings payable quarterly in advance.
- LEASE TERMS** A new full repairing and insuring under-lease/agreement is available, the duration of which is subject to negotiation.
- SERVICE CHARGE** Leasehold premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
- DEPOSIT** A deposit of £2,500 will be required by the landlord and held for the duration of the lease.
- RATES** Rateable Value £10,000
- We understand that due to the low rateable value, under most circumstances, no business rates will be payable. Interested parties are advised to verify their individual situation with the Local Authority.
- VIEWING** By confirmed appointment only, please through the agents.
- DIRECTIONS** Leave Ringwood by Christchurch Road B3347 continuing straight across at the first roundabout then take the third exit at the next roundabout into the Stag Business Park. The unit can be found straight ahead.

ENERGY PERFORMANCE ASSET RATING: B

