

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR OFFICE SUITE TO LET

PERIOD BUILDING WITH PARKING

50 CHRISTCHURCH ROAD, RINGWOOD. BH24 1DW

LOCATION The property fronts the B3347 Christchurch Road in a prestigious and highly visible location on the southern side of the Town Centre, The A31 dual carriageway at Ringwood provides excellent road communications to the South Coast, Southampton to the east with motorway network to London.

DESCRIPTION This Grade II property provides a wealth of character. This suite is located on the ground floor and accessed through a communal reception area directly off the car park to the rear.

There are four rooms and currently used as a clinic but ideal as a suite of well appointed character offices:-

Room 1 – 3.42m x 4.15m (11'3" x 13'7")

Room 2 – 2.33m x 3.26m (7'8" x 10'8")

Room 3 – 3.51m x 3.48m (11'6" x 11'5")

Room 4 – 4.25m x 4.66m (13'11" x 15'3")

Heating is installed and there are male and female toilet facilities plus kitchenette.



Net Area Approx. 53.79m² (578 ft²)

PARKING	There are two non dedicated parking spaces with this suite plus some visitor parking in the private car park to the rear.
RENT	£1,200 per month plus V.A.T., inclusive of outgoings.
TERMS	An informal in-house agreement will be provided by the landlord ideally for a minimum of 12 months but on a quarterly basis would be considered.
VIEWING	By prior appointment only please through the Agents.

NO ENERGY PERFORMANCE ASSET RATING AS LISTED BUILDING



