

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. 53.79m<sup>2</sup> (578 ft<sup>2</sup>)**

**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**



