

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## FIRST FLOOR OFFICES TO LET

*FLEXIBLE TERMS*

### *THE CROWN HOUSE, 2 SOUTHAMPTON ROAD, RINGWOOD, HAMPSHIRE. BH24 1HY*

#### LOCATION

This Grade II listed property of much character is situated in the centre of this New Forest market town beside the A31 trunk road with a dual carriageway leading to the south coast (Bournemouth approximately 12 miles) and to the east the M27 and motorway network to London.

#### DESCRIPTION

**Office 3** - Approx. 11.01m<sup>2</sup> (120ft<sup>2</sup>) – 4.22m. x 2.61m (13'10" x 8'7").  
Radiator. Blind. Door entry phone. Fitted carpet.

**Office 9** – Approx. 25.64m<sup>2</sup> (276ft<sup>2</sup>) – 7.01m x 3.66m (23'x 12') Air-con  
Fitted carpet, door entry phone. Large store cupboard Dual aspect.



**Offices Approx. 11.01m<sup>2</sup> (120ft<sup>2</sup>) & 25.64m<sup>2</sup> (276ft<sup>2</sup>)**

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Features include:

- Gas fired central heating with radiators
- Cat. 2 Lighting
- Fitted Carpets
- Perimeter trunking
- Door entry phone system to most rooms.

**PARKING**

The premises are situated almost equidistant between the two principal car parks, both within a few moments walk of the premises.

**RENT**

Office 3 - £230 per month exclusive  
Office 6 - £350 per month exclusive

**TERMS**

The offices are available by way of an in-house Licence/ Tenancy at Will and the tenant will be expected to pay the management £250 towards the cost of the preparation of this agreement.

**OUTGOINGS**

Electricity, gas, water, building insurance, sewerage, fire alarm maintenance, management, cleaning of communal areas and all other establishment outgoings will be payable each month, currently £50 per month for office 3 and £120 per month for office 9.

**BUSINESS RATES**

Due to the low rateable value, no business rates should be payable in most instances.

**VIEWING**

Strictly by confirmed appointment only please through the Agents.

**ENERGY PERFORMANCE - LISTED BUILDING NO EPC REQUIRED**



