

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. $11.01m^2$ (120ft²) - 4.22m. x 2.61m (13'10" x 8'7"). Radiator. Blind. Door entry phone. Fitted carpet.

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



Offices Approx. 11.01m² (120ft²) & 25.64m² (276ft²)

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.

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 office3 and £120 per month for office 9.

BUSINESSRATESDue 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 PRFORMANCE - LISTED BUILDING NO EPC REQUIRED



