

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. 11.01m² (120ft²) – 4.22m. x 2.61m (13'10" x 8'7"). Radiator. Blind. Door entry phone. Fitted carpet.

Office 6 – Approx. 11.52m² (124ft²) – 4.22m. x 2.69m (13'10" x 8'10") radiator.

Office 9 – Approx. 25.64m² (276ft²) – 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

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 - £230 per month exclusive
Office 9 - £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 PRFORMANCE - LISTED BUILDING NO EPC REQUIRED



