

GROUND FLOOR PREMISES - TO LET

UNIT 3, RINGWOOD TRADING ESTATE, CASTLEMAN WAY, RINGWOOD. BH24 3BA

LOCATION This trading estate is situated just under half a mile from the centre of Ringwood, on the corner of Castleman Way and Christchurch Road (B3347). The A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester also leading to the motorway link to London.

ACCOMMODATION A personal door together with double opening timber doors provides access to the works/showroom area approx. 13.77m x 10.90m (45'2" x 35'10") currently this has 5 small partitioned store rooms, suspended ceiling, LED lights and fitted carpet tiles. The rear area overall 12.59m x 6.18m (41'4" x 20'3") currently comprising 3 partitioned office areas with suspended ceiling and LED lights, some electric heating. Store room 3.73m x 3.29m (12'3" x 10'9"). Kitchen area, two toilets.

Features include:

- **Fully Carpeted.**
- **Suspended ceilings with LED lighting**

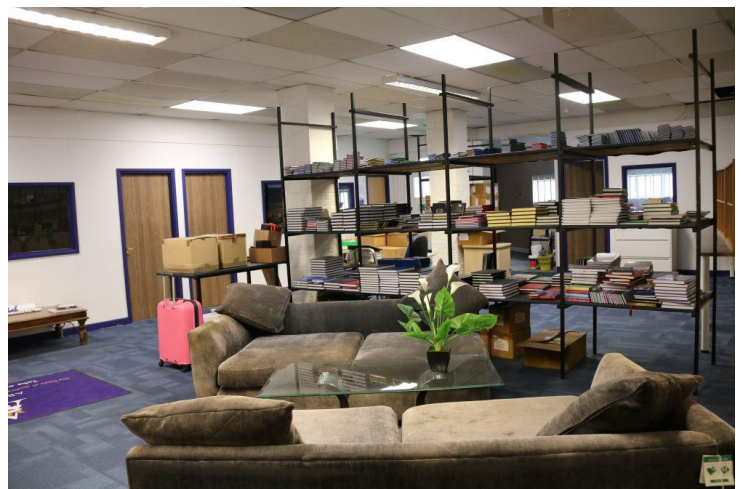


Internal Area Approx: 193.61m² (2,584 ft²)

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PARKING	Three designated car parking spaces are available with the unit plus additional parking in the general estate car park close by.
LEASE TERMS	The premises are available by way of a new repairing and insuring lease, subject to four yearly rent reviews.
RENT	£11,000 per annum plus V.A.T., exclusive of outgoings, payable quarterly in advance.
SERVICE CHARGE	The current 6 monthly service charge is £228.20 plus V.A.T as a contribution towards the Estate common parts, weed control and general exterior maintenance of the overall car parking areas.
RATES	Rateable value: £21,250 (Interested parties are advised to verify these figures with the Local Rating Authority)
VIEWING	By appointment please through the agents.
DIRECTIONS	From the roundabout beside the main Ringwood car park, leave by Mansfield Road, signposted Market Place. Upon reaching the mini roundabout, leave by the first exit into Christchurch Road, continuing to the next roundabout, taking the first exit into Castleman Way. The Trading Estate is on the corner of this road and after a few yards turn right into the estate following the Estate drive where the premises can be found straight ahead.

ENERGY PERFORMANCE ASSET RATING: D



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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT