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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

TOWN CENTRE OFFICE SUITE TO LET

2C LYNES HOUSE, LYNES LANE, RINGWOOD. BH24 1BT



Gross Internal Area Approx. 51.51m² (554 ft²)

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.

LOCATION

Lynes House is centrally location just off the High Street in the main retail area of the town. Ringwood benefits from very good communications via the A31 providing excellent access to Bournemouth, Poole, Southampton and the motorway network to London.



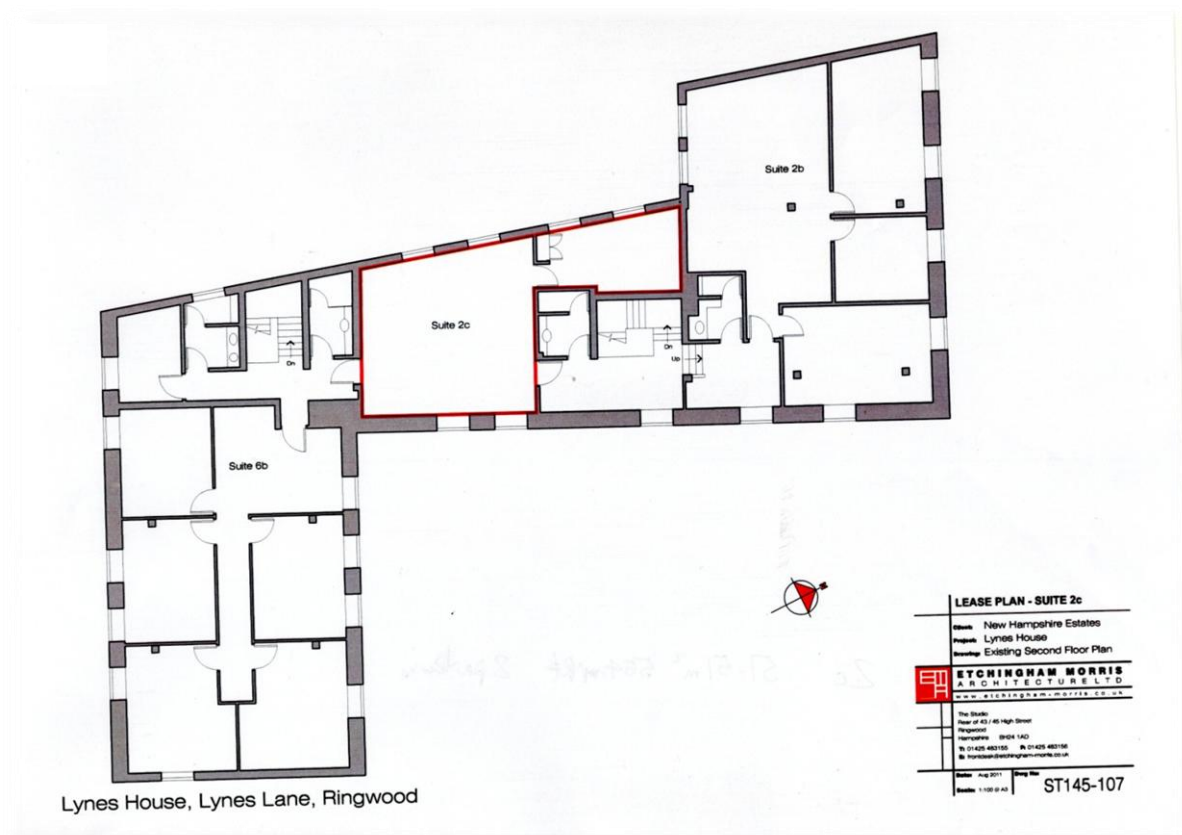
DESCRIPTION

The building is three storey with retail on the ground floor and purpose built office accommodation on the first and second floors. This office suite benefits from being mainly open plan but with one office leading off the main area. The offices are fitted with Cat II lighting, perimeter trunking, carpeted, double glazed windows and electric heating. The gross internal area is approximately 51.51m² (554 ft²).

Toilet facilities.



PARKING	There is a private car park situated to the rear of Lynes House and accessed via Bickerley Road, where 2 parking spaces are allocated with this office suite.
TERMS	The premises are available by way of an excluded new “effective” full repairing and insuring leases for a term to be agreed.
RENT	£6,750 per annum exclusive. Not subject to VAT
SERVICE CHARGE	A service charge is payable quarterly for cleaning and maintenance of all communal parts including toilet facilities together with the external structure of the building.
RATEABLE VALUE	<p>From 1st April 2026 rateable value £5,100</p> <p>This is not the amount to be paid. Interested parties are advised to contact the Local Authority to establish the level of assistance available as this is variable dependant on the user.</p>
VIEWING	By appointment only through the agents.



ENERGY PERFORMANCE ASSET RATING: E

