

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR PREMISES TO LET

GROUND FLOOR, PINTAIL HOUSE, DUCK ISLAND LANE, RINGWOOD, BH24 3AA

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| LOCATION | Purpose built ground floor premises, occupying a highly visible location at the end of Duck Island Lane that leads directly off the B3347, on the southern edge of Ringwood. |
| DESCRIPTION | <p>The premises have undergone much upgrading over the years and provide double glazing, computer trunking and air conditioning, ideal for a high tech user embracing space for show room, work area and office user.</p> <p>Principal area: 9.25m x 7.25m (30'4" x 23'9")</p> <p>Room 2: 6.62m x 5.88m (21'9" x 19'3") personal door</p> <p>Room 3: 6.08m x 3.87m (19'11" x 12'8") bi-fold loading doors</p> <p>Room 4: 2.64m x 1.78m (8'8" x 5'10")</p> <p>Male & female toilet facilities.</p> |



Net internal area approx. 134.21 m² (1,444 ft²)

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- PARKING** There is a substantial car park to the rear of the premises that provides approximately 6 parking spaces.
- LEASE TERMS** The premises are offered by way of a new full repairing and insuring lease, the duration of which is subject to negotiation.
- RENT** £19,000 per annum exclusive of outgoings.
- SERVICE CHARGE** A service charge is payable for the upkeep of the car park and landscaped areas.
- RATES** Rateable value: £17,250 plus £100 per car park space from 1st April 2026
- This is not the amount payable and we would recommend interested parties to contact the Local Authority regarding individual levels of business rate relief available.
- VIEWING** By confirmed appointment only 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, straight across at the next roundabout, then take the first turning on the right into Duck Island Lane. Follow this lane and Pintail House can be found on the right hand side with the car park to the rear.

ENERGY PERFORMANCE ASSET RATING: D



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