



2754

TO LET

MODERN FIRST FLOOR OFFICE ACCOMMODATION

899 - 2548 sq ft
Approx net internal area

Unit 1
Austin Park
Yeoman Road
RINGWOOD
Hants
BH24 3FG



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS
Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

Austin Park is a recently constructed (2014) select development of business units on the Forest Gate Business Park on the busy B3347 Christchurch Road approximately ½ mile from Ringwood Town Centre and the main A31 and A338 connecting to the M27/M3 motorway network and Salisbury respectively.

Lidl are situated at the entrance to the Business Park and the offices are immediately adjacent the to be constructed Churchill Retirement Living headquarters and opposite Eberspacher.

Description

The property has been constructed to a high specification and boasts the following features:-

- Brick outer, blockwork inner wall construction
- Cladding to upper elevation
- Sloping steel clad roof
- Double glazed windows to all external elevations
- Suspended ceilings
- Perimeter trunking
- Carpeting
- LED integral lighting
- Comfort cooling heating system
- Fitted kitchenette
- Male and female cloakrooms
- Up to 8 car spaces

Accommodation

The whole floor provides a floor area of 2,548 sq ft. Our clients will consider sub division providing suites from 899 sq ft to 2548 sq ft
Further information on application.

Lease terms

The premises are available by way of a new full repairing and insuring sub lease, terms to be agreed.

Rent

£15.50 per sq ft per annum plus VAT.

Rates

To be apportioned accordingly

Service Charge

The lease will be subject to a service charge to include upkeep and maintenance of common parts.

Disclaimer

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

Viewing

Strictly by appointment:-

Nettleship Sawyer
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IDENTIFICATION

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

