

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

PRESTIGIOUS OFFICE SUITE TO LET

3 & 4 Hillfields House, Castleman Way, Ringwood. BH24 3BA

The property occupies a prominent location just off the Castleman Way roundabout on the southern side of the town centre. Ringwood is strategically situated on the A31 trunk road providing excellent access to the Bournemouth/Poole conurbations and also Southampton and the M27/M3 corridor to the east.

This detached building has in recent years undergone a programme of intense refurbishment and extended to provide superior accommodation.

This office suite located on the first floor provides mainly open plan accommodation and subdivided into a reception plus two adjacent office suites.

Features include:-

- Full air-conditioning
- New fitted carpets
- Computer networking
- Meeting/Conference Room available



Gross internal area approx. 1,340 ft²

Cont'd

PARKING 4 spaces are provided in the car park to the front of the premises with additional casual parking available close by.

RENT £14,500 per annum plus V.A.T. with upward only market rent reviews every three years.

LEASE TERMS The offices are available by way of a new lease/agreement the duration of which will be subject to negotiation.

RATES Rateable value £22,750, plus car park £400
Rates payable £10,920 and £192 for 2018/19

(Interested parties are advised to verify these figures with the Local Rating Authority)

SERVICE CHARGE A service charge will be payable to cover establishment costs such as building insurance, sewerage, water, external building repairs, entry phone system etc.



VIEWING By appointment only please through the agents.

ENERGY PERFORMANCE ASSET RATING: B

