

TO LET

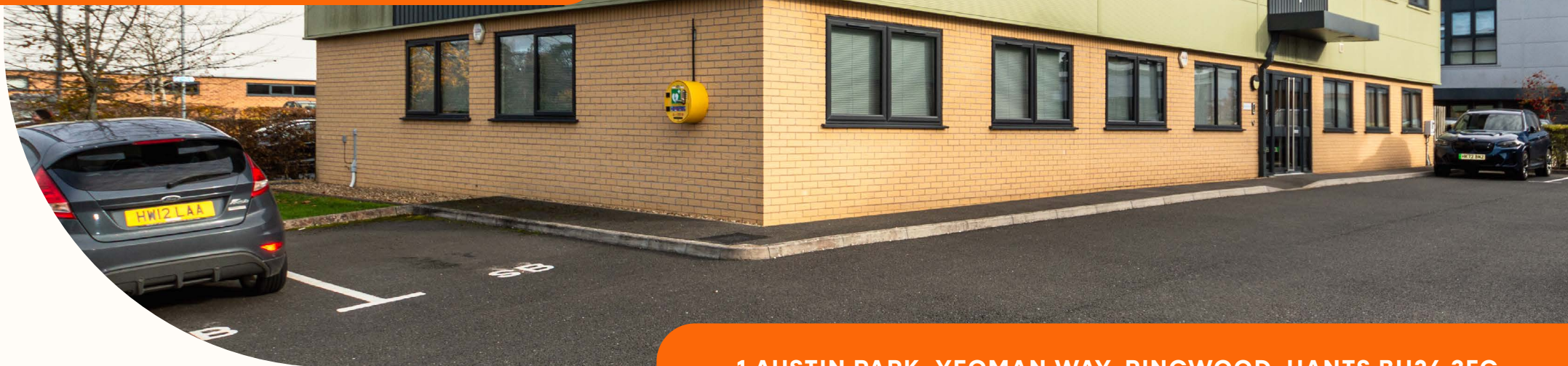
HIGH QUALITY OFFICES

**SITUATED ON ONE OF RINGWOOD'S
PREMIER BUSINESS PARKS**

466 SQ M // 5,016 SQ FT

**SUITABLE FOR OFFICE OR MEDICAL USES
(SUBJECT TO ANY NECESSARY CONSENTS)**

1 AUSTIN PARK, YEOMAN WAY, RINGWOOD, HANTS BH24 3FG



**1 AUSTIN PARK IS A MODERN
TWO STOREY DETACHED OFFICE
BUILDING OCCUPYING A
PROMINENT POSITION ON ONE OF
RINGWOOD'S PREMIER BUSINESS
PARKS, FOREST GATE.**



**5,016
SQ FT**



**16
PARKING
SPACES**



**EXCELLENT
TRANSPORT
LINKS**



**HIGH QUALITY
SPECIFICATION**

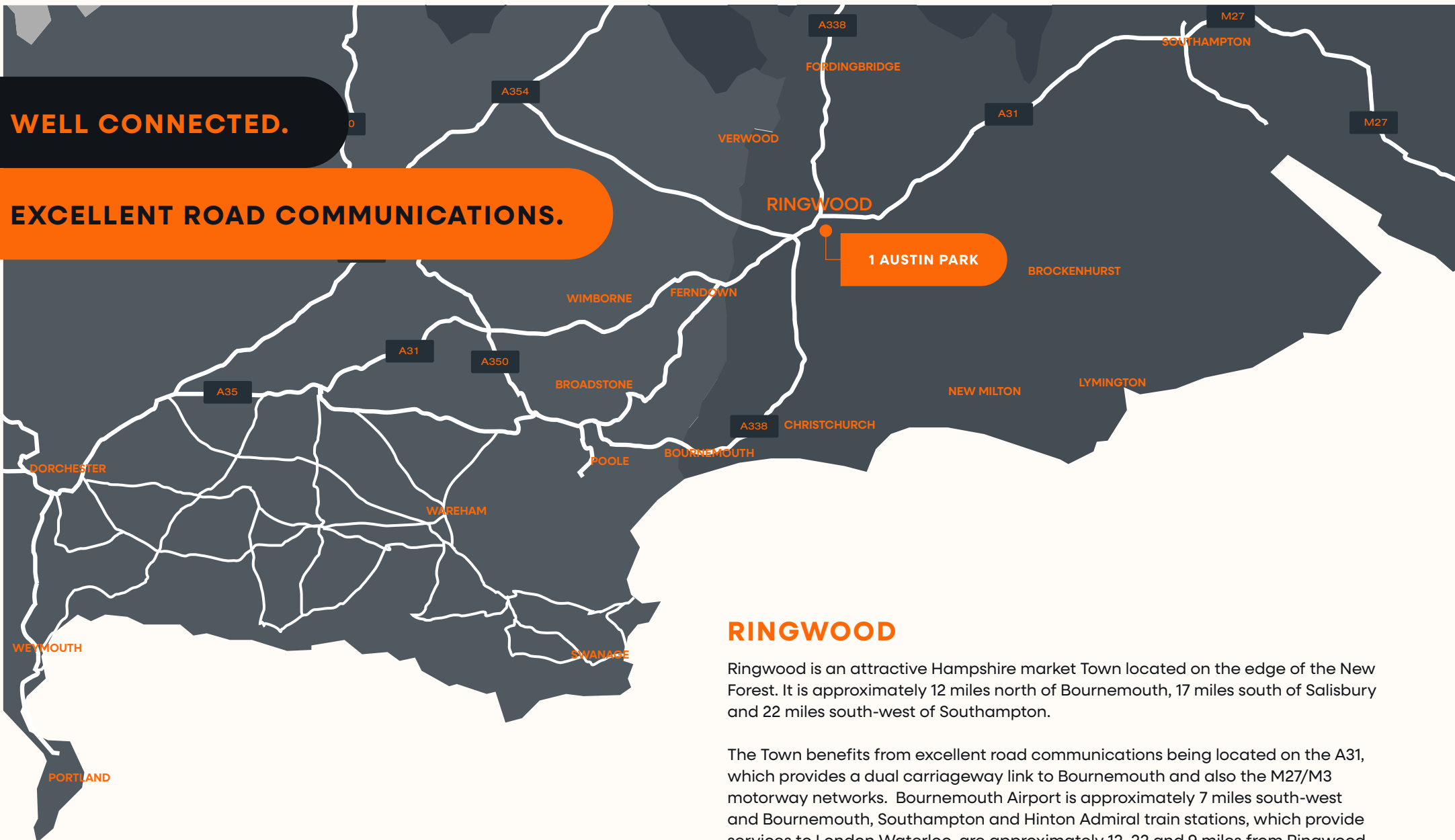


**RETAIL/LEISURE
FACILITIES
NEARBY**

1 AUSTIN PARK, YEOMAN WAY, RINGWOOD, HANTS BH24 3FG

WELL CONNECTED.

EXCELLENT ROAD COMMUNICATIONS.



RINGWOOD

Ringwood is an attractive Hampshire market Town located on the edge of the New Forest. It is approximately 12 miles north of Bournemouth, 17 miles south of Salisbury and 22 miles south-west of Southampton.

The Town benefits from excellent road communications being located on the A31, which provides a dual carriageway link to Bournemouth and also the M27/M3 motorway networks. Bournemouth Airport is approximately 7 miles south-west and Bournemouth, Southampton and Hinton Admiral train stations, which provide services to London Waterloo, are approximately 12, 22 and 9 miles from Ringwood.



FOREST GATE BUSINESS PARK

Forest Gate Business Park is located on a 17 acre site accessed from Christchurch Road and is home to a number of local and national occupiers including Lidl, Anytime Fitness, Eberspächer and Premier Inn.

The Business Park is approximately 0.8 miles from Ringwood town centre where there are a variety of retail and restaurant facilities.

Access to the A31 is approximately 1 mile from the Business Park.

DESCRIPTION

1 Austin Park is a modern detached two storey office building occupying a prominent position fronting Yeoman Road. The building has been fitted to a high quality specification which includes the following:-

- Air conditioning
- LED lighting
- Male, female and disabled cloakroom facilities
- Carpets
- Suspended ceilings
- Shower
- Kitchenette

PARKING

The premises are allocated 16 car-parking spaces.

ACCOMMODATION

Ground floor	233 sq m	2,505 sq ft
First Floor	233 sq m	2,508 sq ft

Total net internal area	466 sq m	5,016 sq ft
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LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

RENT

£80,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUES

The premises currently have the following assessments:

Ground floor	£40,250 (from 1.4.23)
Suite A, First Floor	£8,200 (from 1.4.23)
Suite B, First Floor	£30,750 (from 1.4.23)



EPC RATING

B - 30

BUSINESS PARK SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the Business Park. Interested parties are advised to make further enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

VIEWINGS

Please contact the joint agents, through whom all negotiations must be conducted.



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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

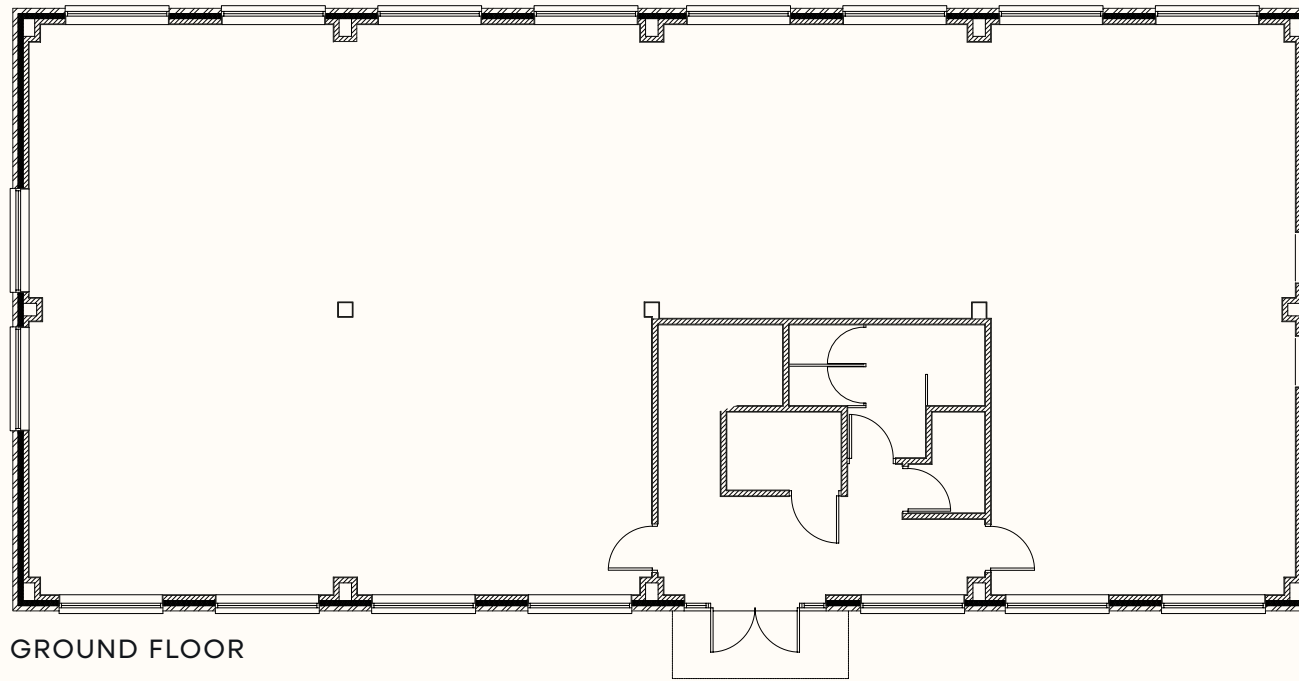
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent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

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

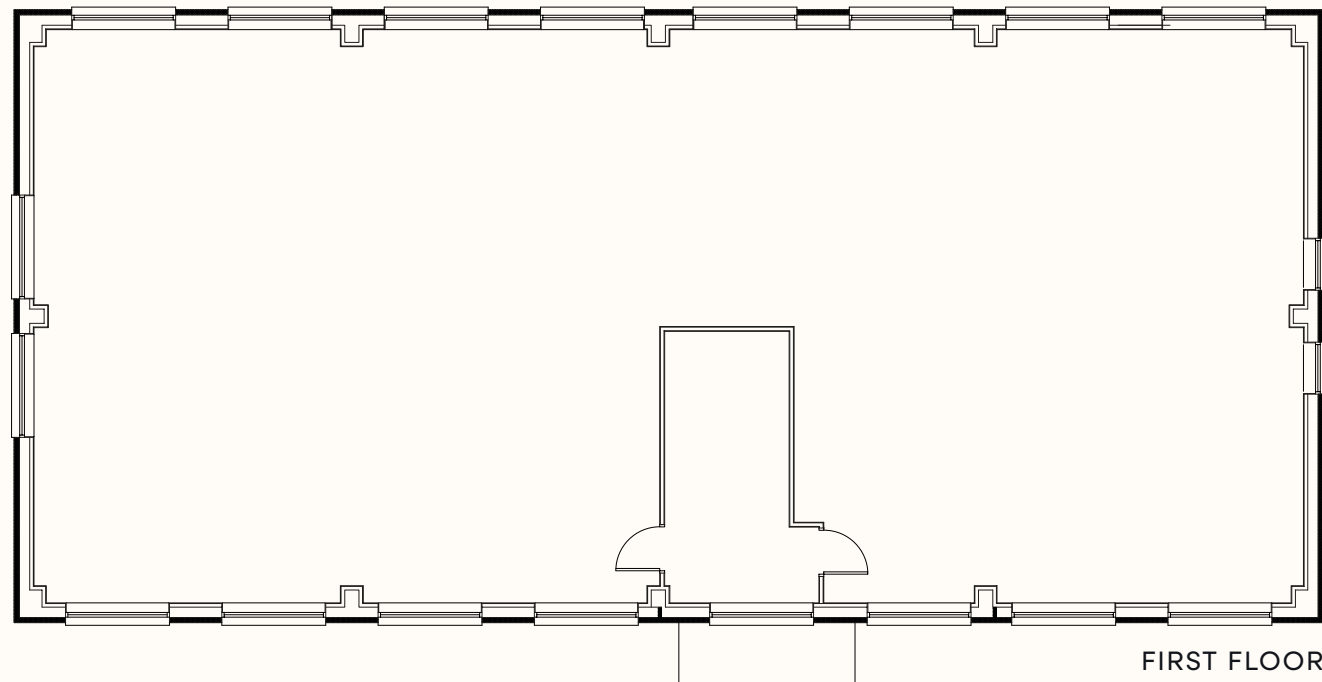




NOT TO SCALE
ILLUSTRATION ONLY

GROUND FLOOR

FLOOR PLANS



FIRST FLOOR