



SUITE 2 GROUND FLOOR, UNIT 3 GP CENTRE, YEOMAN ROAD, RINGWOOD, BH24 3FF

OFFICE TO LET

1,524 SQ FT (141.58 SQ M)



Summary

MODERN OFFICE SUITE TO LET

Available Size	1,524 sq ft
Rent	£25,615 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	Upon Enquiry
EPC Rating	A (23)

- Modern ground floor office suite
- 4 allocated parking spaces
- Built in 2017
- Air conditioning
- Renewable energy available*



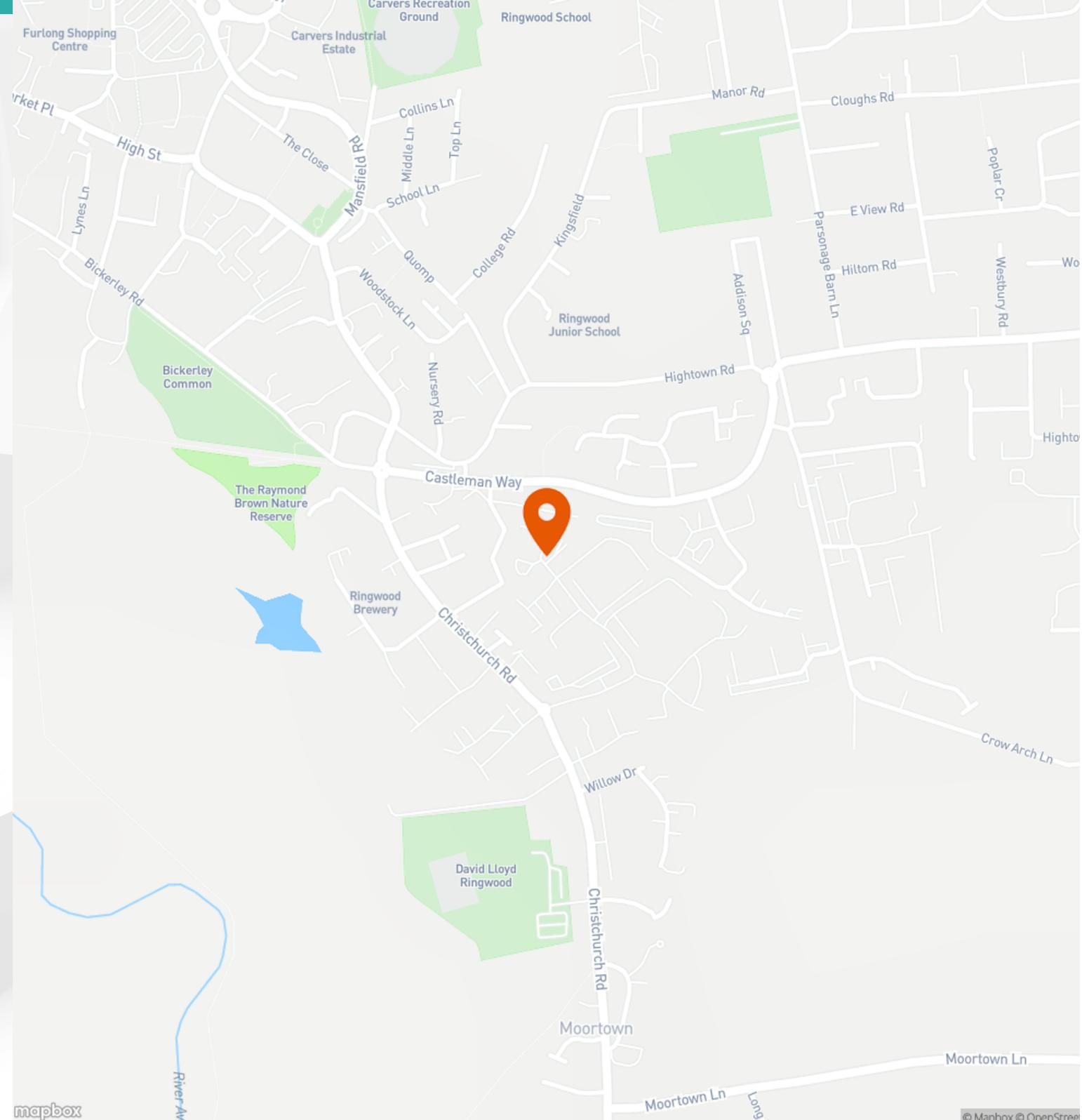
Location



**Suite 2 Ground Floor Unit 3
GP Centre, Yeoman Road,
Ringwood, BH24 3FF**

GP Centre forms part of the wider Forest Gate Business Park development with occupiers including Premier Inn, Lidl and Anytime Fitness.

The business park is accessed off Christchurch Road which provides direct access to Ringwood town centre and the A31, which are approximately 1 mile distant from the premises. The A31 connects with the M27 motorway network.





Further Details

Description

GP Centre comprises 3 purpose built detached office buildings constructed in 2017. Suite 2 is located on the ground floor of Unit 3. The suite is accessed through a shared entrance and there are shared W.C facilities. The suite is open plan and the accommodation benefits from the following brief specification:

- Suspended ceilings
- Automated LED lighting
- Air conditioning
- Raised access floor
- Carpets
- Intercom system
- Fibre broadband
- *Renewable energy available through solar PV panels re-charged by head-tenant

Externally, there are 4 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 2	1,524	141.58	Available
Total	1,524	141.58	

Legal Costs

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

Service Charge

A service charge will be payable in respect of the upkeep, maintenance and management of the communal and external areas of the premises. Interested parties are urged to make further enquiries.

Rateable Value

Suite 2 is currently assessed for business rates purposes with another suite and therefore needs to be reassessed.

Lease Terms

The suite is available to let by way of a new effective full repairing and insuring sub-lease until March 2030 granted outside the Landlord & Tenant Act 1954 part II (as amended).

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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