



GROUND FLOOR, UNIT 4B AUSTIN PARK, YEOMAN ROAD, RINGWOOD, BH24 3FG

OFFICE TO LET

1,250 SQ FT (116.13 SQ M)



Summary

FULLY FITTED GROUND FLOOR SELF-CONTAINED OFFICE

Available Size	1,250 sq ft
Rent	£25,000 per annum
Rates Payable	£7,992 per annum (from 01.04.26)
Rateable Value	£18,500
EPC Rating	Upon enquiry

- Ground floor self-contained office
- Fully fitted and furnished office
- High quality fit-out
- Car parking for up to 8 cars (when double parked)
- Air conditioning

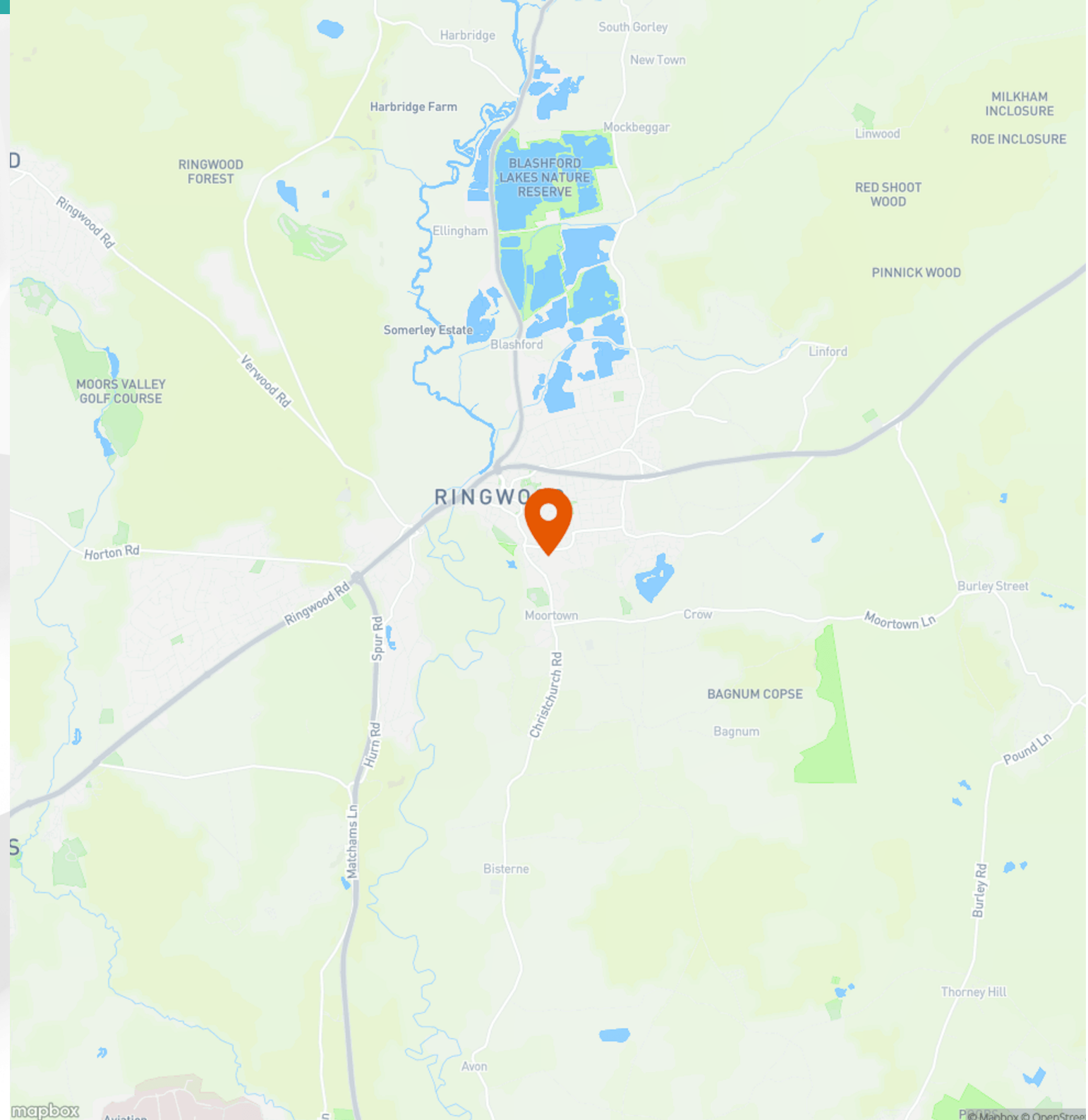


Location



Ground Floor, Unit 4B Austin Park, Yeoman Road, Ringwood, BH24 3FG

Austin Park was developed in 2016 comprising of offices and industrial properties and forms part of the wider business park which is accessed off Christchurch Road. Occupiers on the business park include Lidl, Anytime Fitness and Premier Inn. The business park is approximately 0.8 miles distant from Ringwood town centre which provides a number of retail and restaurant facilities. The A31 is approximately 1 mile distant from the premises.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,250	116.13	Available
Total	1,250	116.13	

Description

This ground floor, self-contained office is fitted out to a high-quality specification and the accommodation is available fully fitted and furnished. The office is arranged as a main open plan working area with a large kitchen/break out space and collaborative working area. There is glass partitioning providing a separate office and a board room. There is air conditioning, LED lighting, suspended ceiling and opening windows. There are male, female and accessible W/C facilities. Externally, there are 4 allocated car parking spaces which can fit 8 cars when double parked. There are EV charging points.

Property Measurement Standard

All floor areas are approximate and measured to Net Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Rent

Rent quoted is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Service / Estate Charge

A service chargeable is payable in respect of the upkeep, management and maintenance of the common parts of the building.

Legal Costs

Each party 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.

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.

Viewings

Strictly by appointment through the sole agent.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**