

TO LET

MODERN OFFICE ACCOMMODATION WITH ALLOCATED CAR PARKING

1,649 SQ FT // 153 SQ M

BUSINESS SPACE

goadsby

FIRST FLOOR, 1 PULLMAN BUSINESS PARK

PULLMAN WAY, RINGWOOD, HAMPSHIRE, BH24 1EX

SUMMARY >

Location Map | Streetview

- MODERN OFFICE ACCOMMODATION
- 8 ALLOCATED CAR PARKING SPACES

RENT: £24,750 PER ANNUM EXCL.



C - 55
EPC Rating

REF:
o11816

FIRST FLOOR, 1 PULLMAN BUSINESS PARK
PULLMAN WAY, RINGWOOD, HAMPSHIRE, BH24 1EX

Location

what3words

Pullman Business Park is location of Pullman Way which is accessed from Embankment Way via Castleman Way. Pullman Business Park is located approximately 1 mile distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities. Access to the A31 is approximately 1 mile distant from the premises, which provides links to the M27/M3 motorway networks.

Description

Pullman Business Park is a development of 9 office units which were constructed in 2003. The buildings are of traditional construction with brick elevations under pitched tiled roofs. Unit 1 Pullman Business Park is a two storey business premises which provides modern office accommodation over two floors. The first floor accommodation benefits from the following specification:

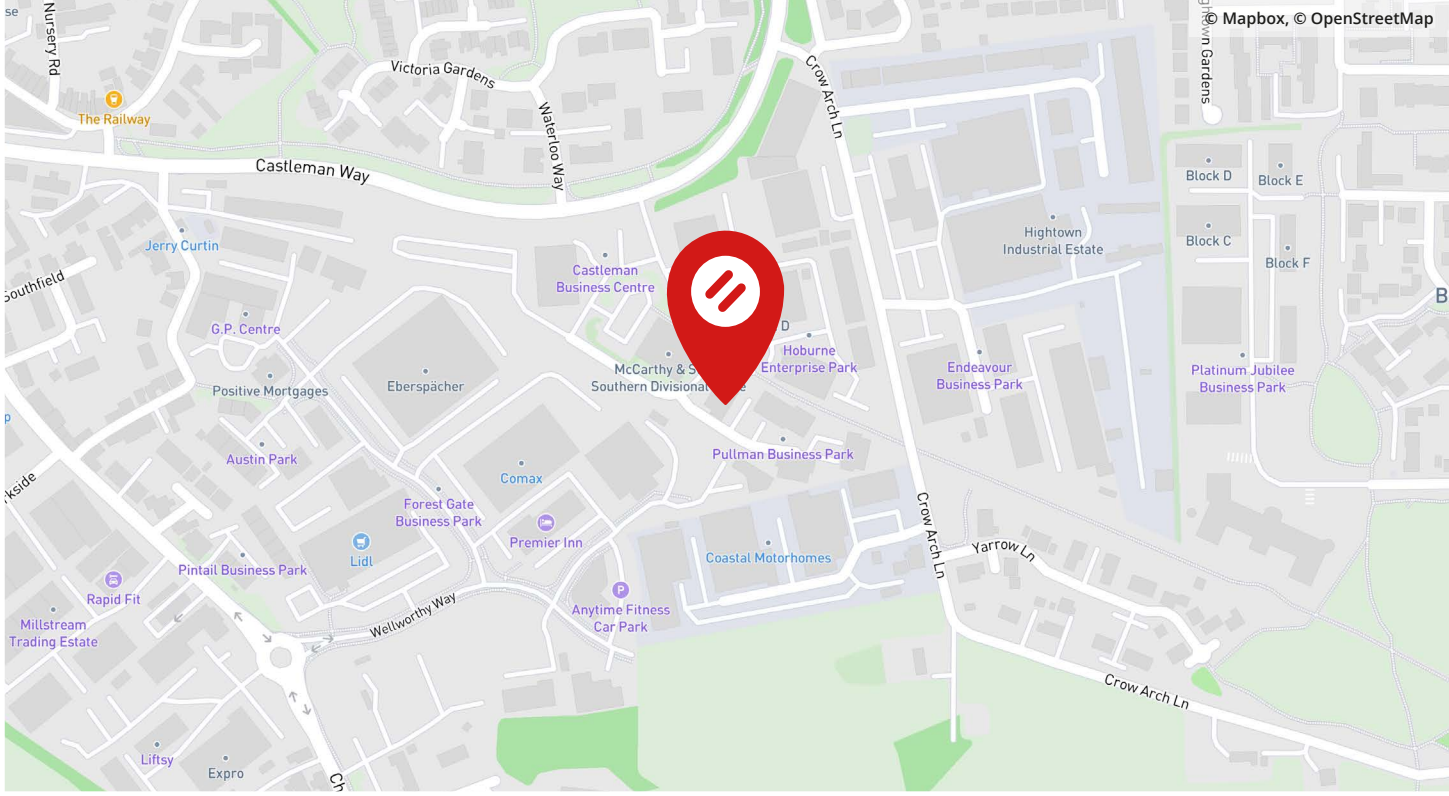
- Carpets
- Suspended ceiling
- Central heating
- Lighting
- Blinds
- Kitchenette facilities
- Shared male and female WC facilities
- Shared shower facilities
- Security shutter

There are 8 allocated parking spaces.

Accommodation

Total net internal area approx. **1,649 sq ft // 153 sq m**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.





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Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£24,750 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£23,500 (from 1.4.26)

EPC Rating

C - 55

Legal Costs

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

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

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.

Viewing

Strictly by prior appointment through the sole agents Goadsby, 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**.

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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