



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

OFFICE TO LET

5,016 SQ FT (466 SQ M)



Summary

DETACHED, SELF-CONTAINED, HIGH QUALITY OFFICES TO LET

Available Size	5,016 sq ft
Rent	£80,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
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.
EPC Rating	B (30)

- Situated on one of Ringwood's premier business parks
- Suitable for office or medical uses (subject to any necessary consents)



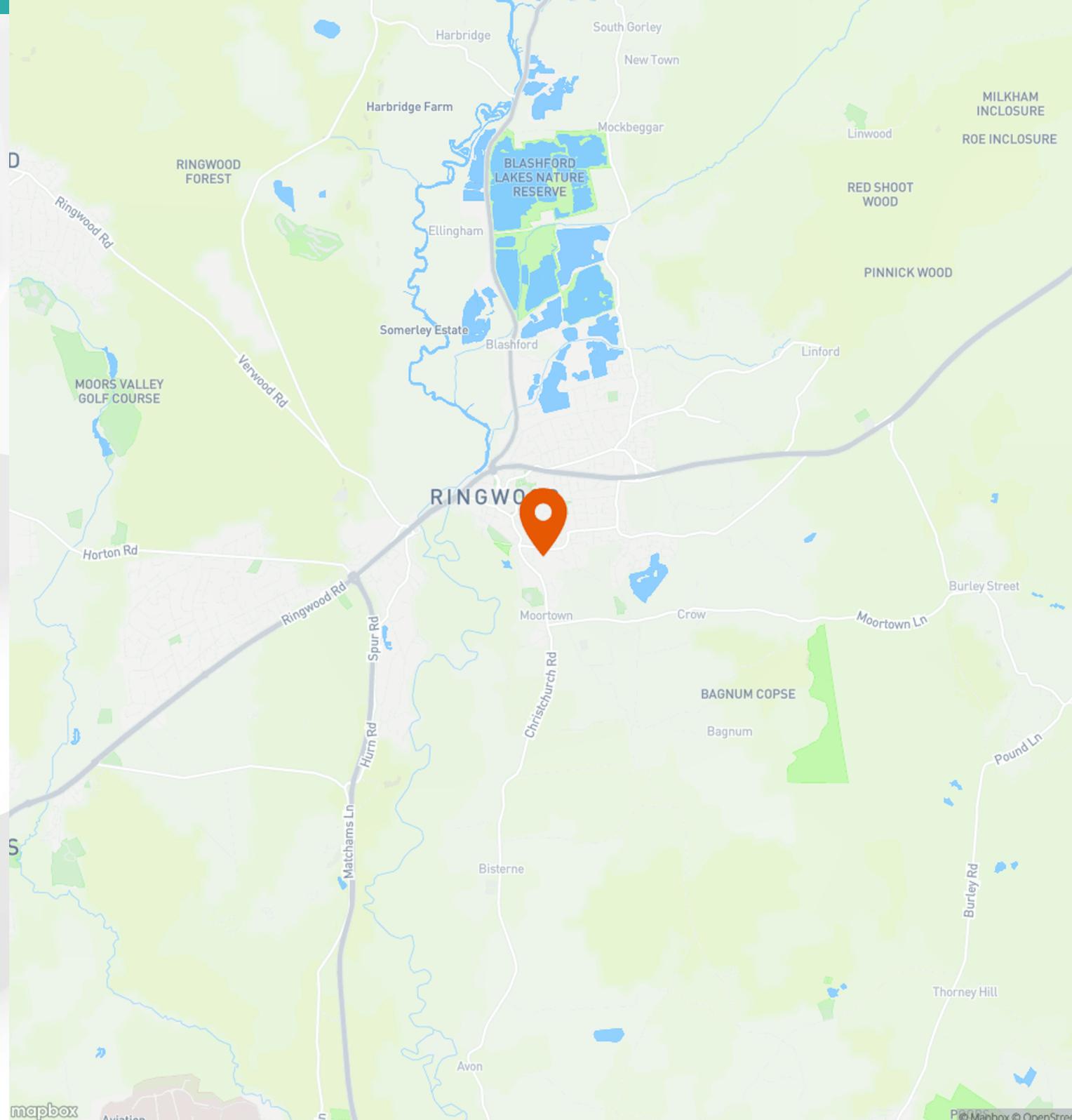
Location



**1 Austin Park, Yeoman Way,
Ringwood, BH24 3FG**

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 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, Eberspacher and Premier Inn. The Business Park is approximately 0.8 miles from Ringwood town centre where there are a variety of





Further Details

Description

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

Air conditioning
LED lighting
Male, female and W.C facilities
Carpets
Suspended ceilings
Shower
Kitchenette

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	2,505	232.72	Available
1st - Floor	2,508	233	Available
Total	5,013	465.72	

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.

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)

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.



Enquiries & Viewings



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**Vail
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[View on our website](#)