



**CORNER BARN, COURT FARM, RINGWOOD ROAD,  
CHRISTCHURCH, BH23 7BG**

**OFFICE TO LET**

**2,342 SQ FT (217.58 SQ M)**





# Summary

## TO LET – BRAND NEW SELF-CONTAINED OFFICE

Available Size	2,342 sq ft
Rent	£45,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	To be reassessed upon completion.
EPC Rating	B (45)

- Brand new detached, self-contained office building
- High quality accommodation
- Parking for up to 20 cars
- Electric vehicle charging points
- Air conditioning



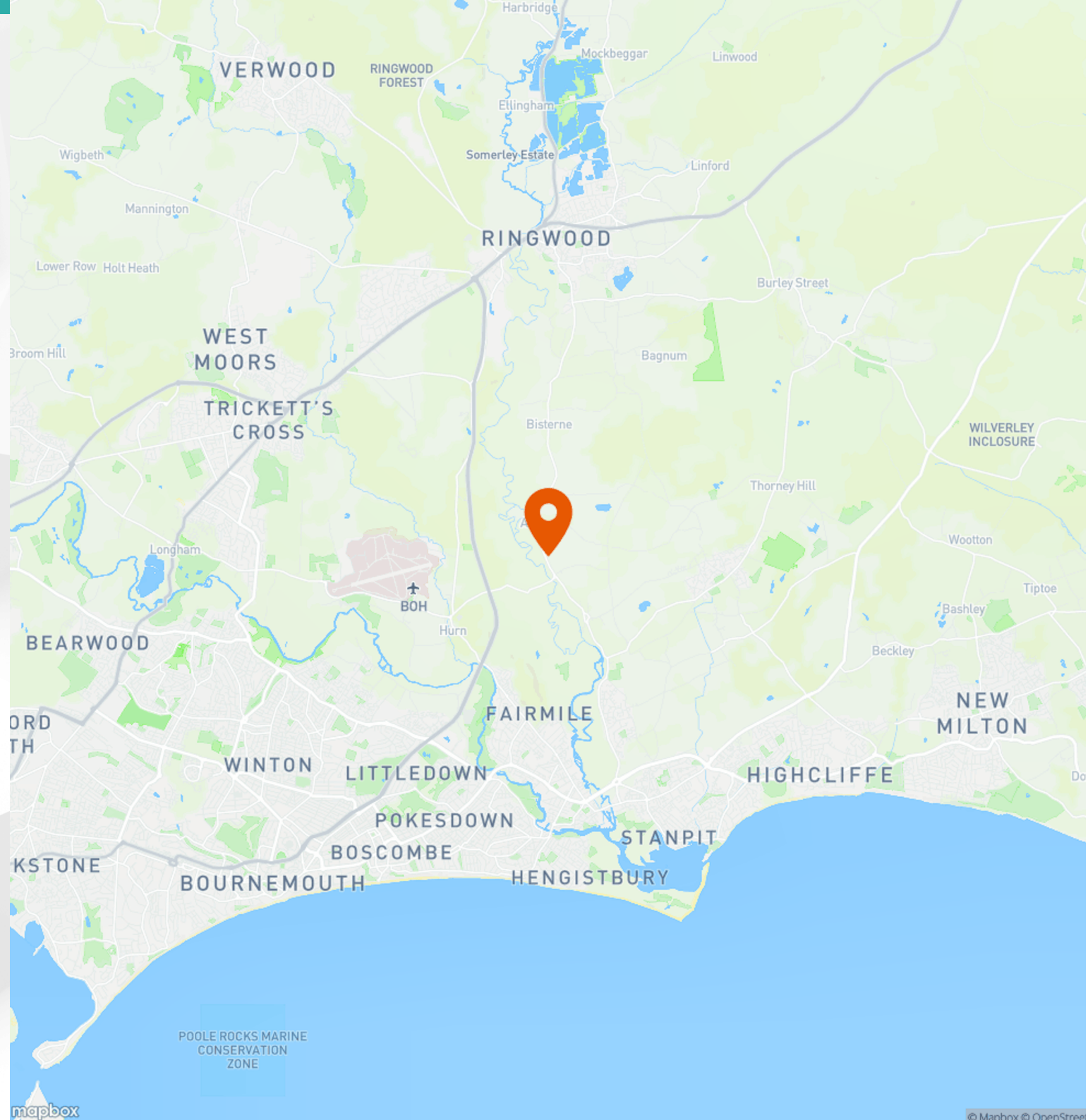


# Location



**Corner Barn Court Farm,  
Ringwood Road, Christchurch,  
BH23 7BG**

Court Farm is a mixed-use development accessed off the B3347 Ringwood Road and is situated adjacent to the Avon Causeway. The B3347 provides direct links to Ringwood to the north and the A35 to the south, providing good communication access across the conurbation. Bournemouth Airport is located approximately 2.5 miles distant from the premises. Corner Barn benefits from profile to the B3347 Ringwood Road.









# Further Details

## Description

Corner Barn is a brand new detached, two storey, self-contained office building with a pitched tiled roof with brick and timber clad elevations. There are windows at ground and first floor levels in all elevations in addition to feature glazing in the front and side elevations. Internally, there is a lift, disabled W.C's and kitchenette facilities. The office accommodation benefits from floor boxes, air conditioning, LED lighting and carpets.

Externally, there will be a gravel car parking area providing parking for up to 20 cars, with 2 electric vehicle charging points.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,144	106.28	Available
1st - Floor	1,198	111.30	Available
<b>Total</b>	<b>2,342</b>	<b>217.58</b>	

## Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews.

## EPC Rating

B - 45

## Estate Service Charge

There will be an estate service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

## Rent

£45,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

## Legal Costs

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

## 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.

## 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.









## Enquiries & Viewings



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