

FOR SALE

Modern two-storey office building – 2,922 sq ft

at

Unit 2

Pullman Business Park

Pullman Way

Ringwood BH24 1HD

- ◆ Located on purpose built Business Park of 9 units close to Ringwood Town Centre
- ◆ Excellent communications to the A31 and motorway network.
- ◆ Two-storey 2,922 sq ft office building
- ◆ 14 allocated car spaces
- ◆ Constructed in 2003
- ◆ To be sold long leasehold 999 year lease from 2004 peppercorn rent
- ◆ PRICE - £410,000 + VAT



LOCATION

Ringwood is a most attractive Hampshire market town located on the western edge of the New Forest National Park.

It is approximately 12 miles to the north of the Bournemouth / Poole / Christchurch conurbation, 17 miles south of Salisbury and 22 miles west of Southampton. Ringwood enjoys excellent road communication being on the main A31 which provides dual carriageway access to the M27 / M3 motorway networks and beyond.

Bournemouth International Airport is approximately 7 miles away.

Pullman Business Park is an attractive development of 9 purpose built office buildings and national occupiers.

The Business Park is approximately 1km from Ringwood Town Centre with its good mix of established local and national retailers and cafes / restaurants.

DESCRIPTION

Unit 2 is a semi-detached two-storey office building of traditional brick construction under a pitched tiled roof.

Specification includes:-

- * Fitted carpets
- * Suspended ceilings
- * Gas central heating
- * Air conditioning
- * Kitchenettes and male and female cloakrooms on each floor enabling easy sub-division, if required.
- * Disabled cloakroom on ground floor

ACCOMMODATION

Ground Floor 1,405 sq ft

First Floor 1,517 sq ft

Total net floor area 2,922 sq ft

PARKING

The unit has the benefit of 14 allocated on-site car parking spaces and shared use of cycle storage.

TENURE

A 999 year ground lease from 2004 at a peppercorn rent

PRICE

£410,000 + VAT

BUSINESS RATES

 source: www.voa.gov.uk

Rateable Value £47,750

SERVICE CHARGE

A service charge is levied in respect of upkeep management and maintenance of the common parts on the Estate. Current year figure of £732.16

VAT

All figures quoted are exclusive of VAT, if applicable.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Christchurch), tel. 01202 123 321 in connection with their own proposed use of the property.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Sole Agents:-

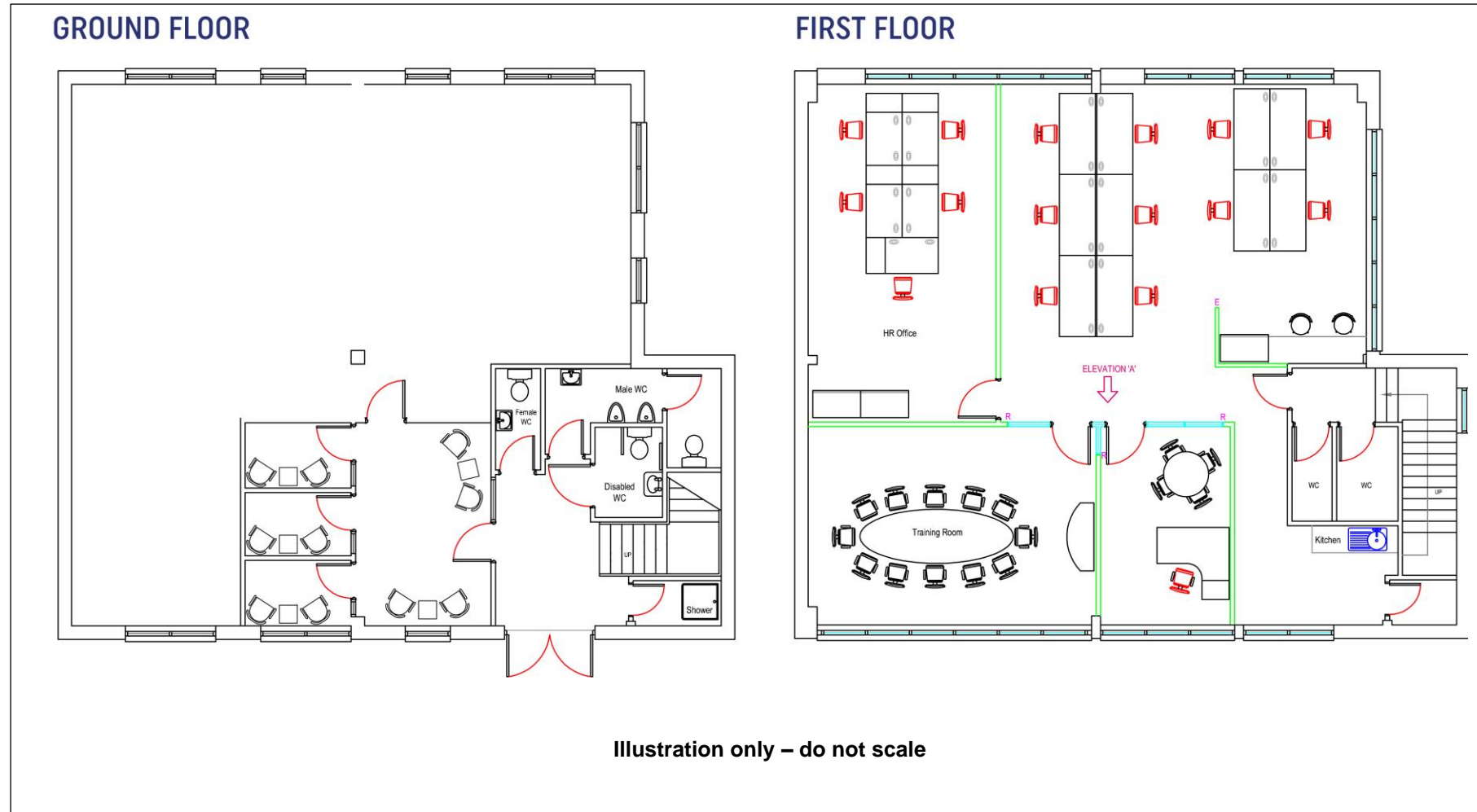


Steve Chiari
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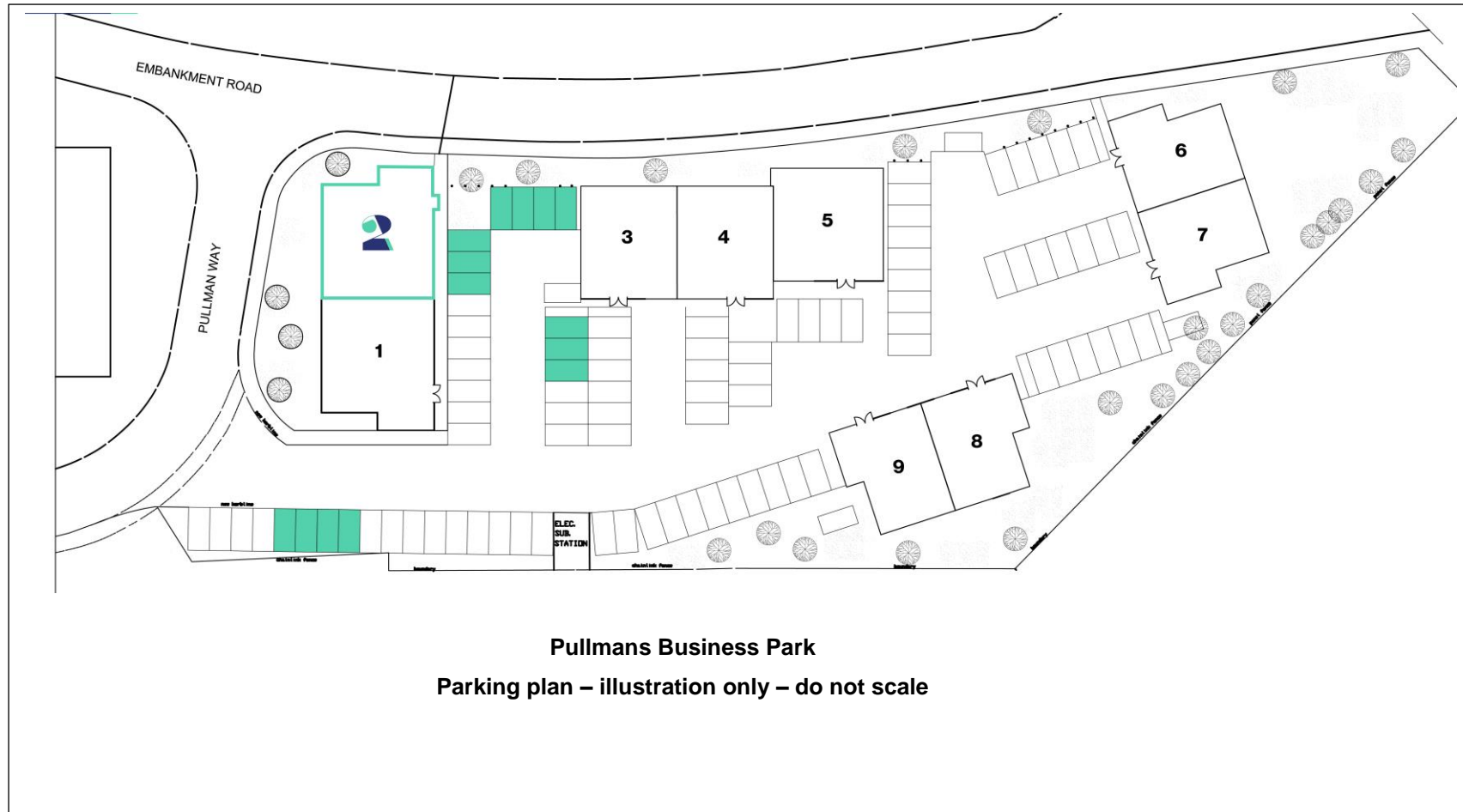
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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