

TO LET

**Modern Ground Floor Offices
1,524 sq ft – 3,757 sq ft
at
Ground Floor, 3 GP Centre
Yeoman Road
Ringwood BH24 3FF**

- ◆ **Constructed in 2017**
- ◆ **Commercial location close to Ringwood Town Centre on premier Business Park**
- ◆ **Other occupiers include McCarthy & Stone, Eberspacher, Lidl, Premier Inn and Anytime Fitness**
- ◆ **Modern office suites available – 1,524 sq ft / 2,233 sq ft / 3,757 sq ft**
- ◆ **10 allocated on-site car spaces in total**
- ◆ **Fibre broadband**
- ◆ **High spec**
- ◆ **Rent from £25,615 pax**
- ◆ **Sub-lease by negotiation**



LOCATION

The GP Centre forms part of the popular Forest Gate Business Park development approximately 1 mile to the south of Ringwood town centre off Christchurch Road which provides direct access to the main A31 and in turn the M27 / M3 motorway network.

DESCRIPTION

The GP Centre itself is a small purpose built development of 3 detached office buildings constructed in 2017.

The suites are available individually or together and are either side of a shared entrance.

Suite 1 is predominantly open plan with board room, separate office, kitchenette and Suite 2 is fully open plan.

There are shared cloakroom / WC facilities.

The quality specification includes:-

- Suspended ceilings
- Automated LED lighting
- Air conditioning
- Raised access floors
- Carpets
- Intercom system
- Fibre broadband
- Up to 10 car spaces allocated

ACCOMMODATION

Suite 1 2,233 sq ft
 Suite 2 1,524 sq ft
 Suites 1 & 2 3,757 sq ft
 (whole of ground floor)

RENT

Suite 1 £37,515 per annum exclusive
 Suite 2 £25,615 per annum exclusive

Rent exclude VAT, business rates, service charge, building insurance premium, utilities and all other outgoings.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep, maintenance and management of the communal and external areas of the property.
Further information on application

BUSINESS RATES source: www.voa.gov.uk

Rateable Value
 Suites 1 and 2 (as one) £59,000

Individual suites will need to be separately assessed

LEASE TERMS

Available by way of a new effective full repairing and insuring sub-lease, terms to be agreed, rent subject to periodic, upward only reviews.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band A (23)
The full EPC and recommendations report are available on request.

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
stevec@nettsawyer.co.uk
 01202 550245



Bryony Thompson
bthompson@vailwilliams.com
 07741 145629 / 01202 558262

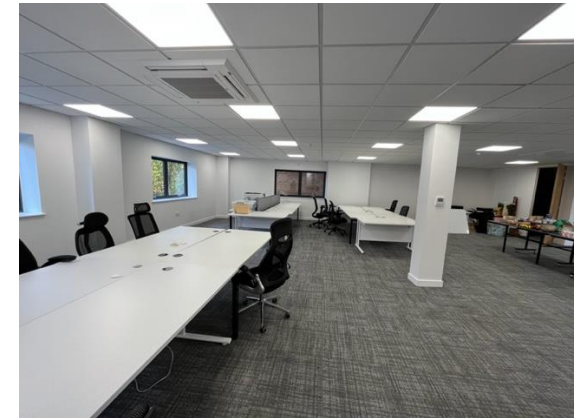
CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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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