

BRAMBLE HOUSE

Brand New Detached Two Storey Office Building
To Be Built Via Pre-Let Agreement

366 sq m // 3,944 sq ft
With 14 car spaces

SPRING LANE, FOREST GATE BUSINESS PARK, RINGWOOD, HAMPSHIRE, BH24 3FH

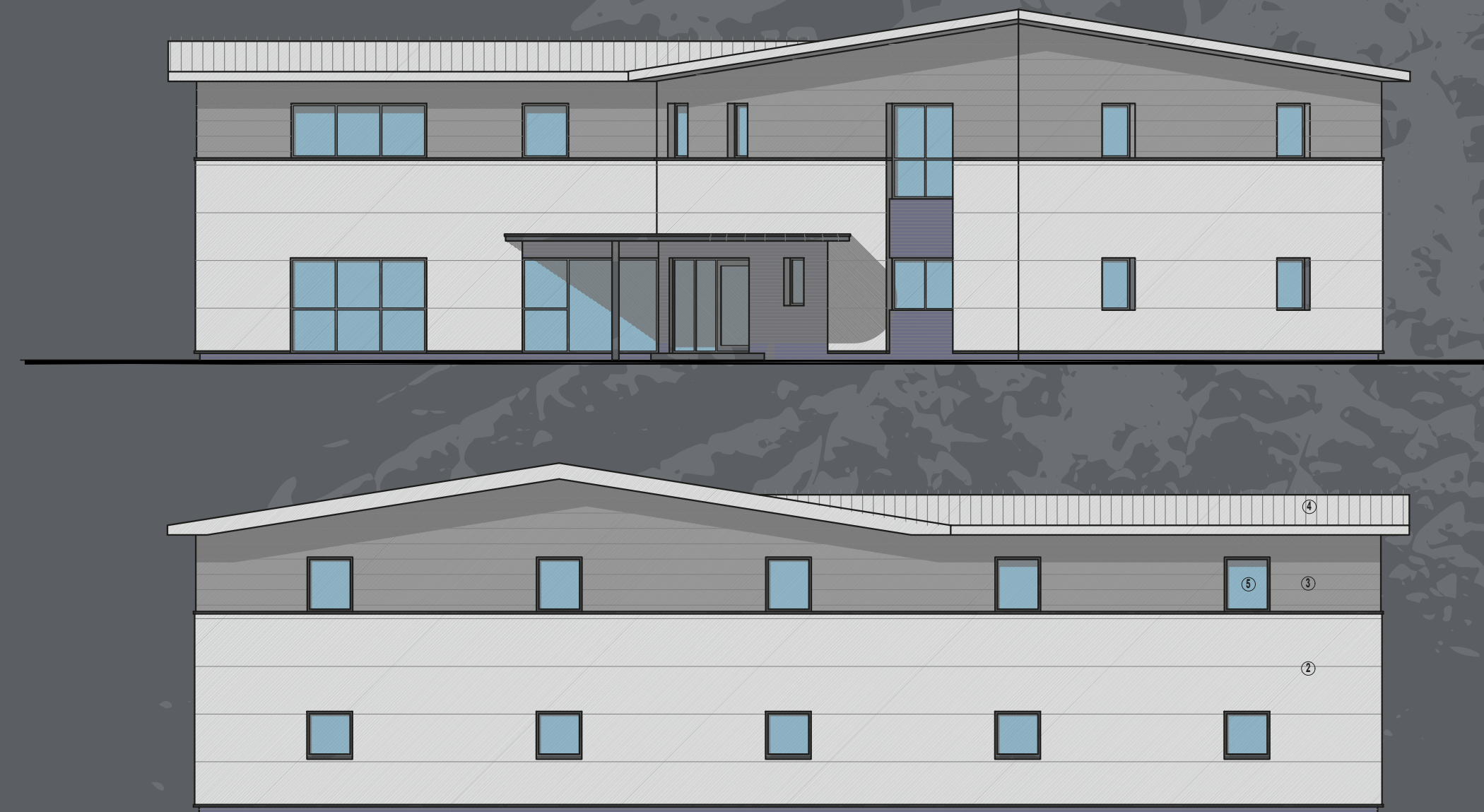
3,944
sq ft
366
sq m


14 parking
spaces


Excellent
transport links


High quality
specification

An opportunity to
lease a brand new
two storey office
building situated
within **Forest Gate
Business Park,**
Ringwood

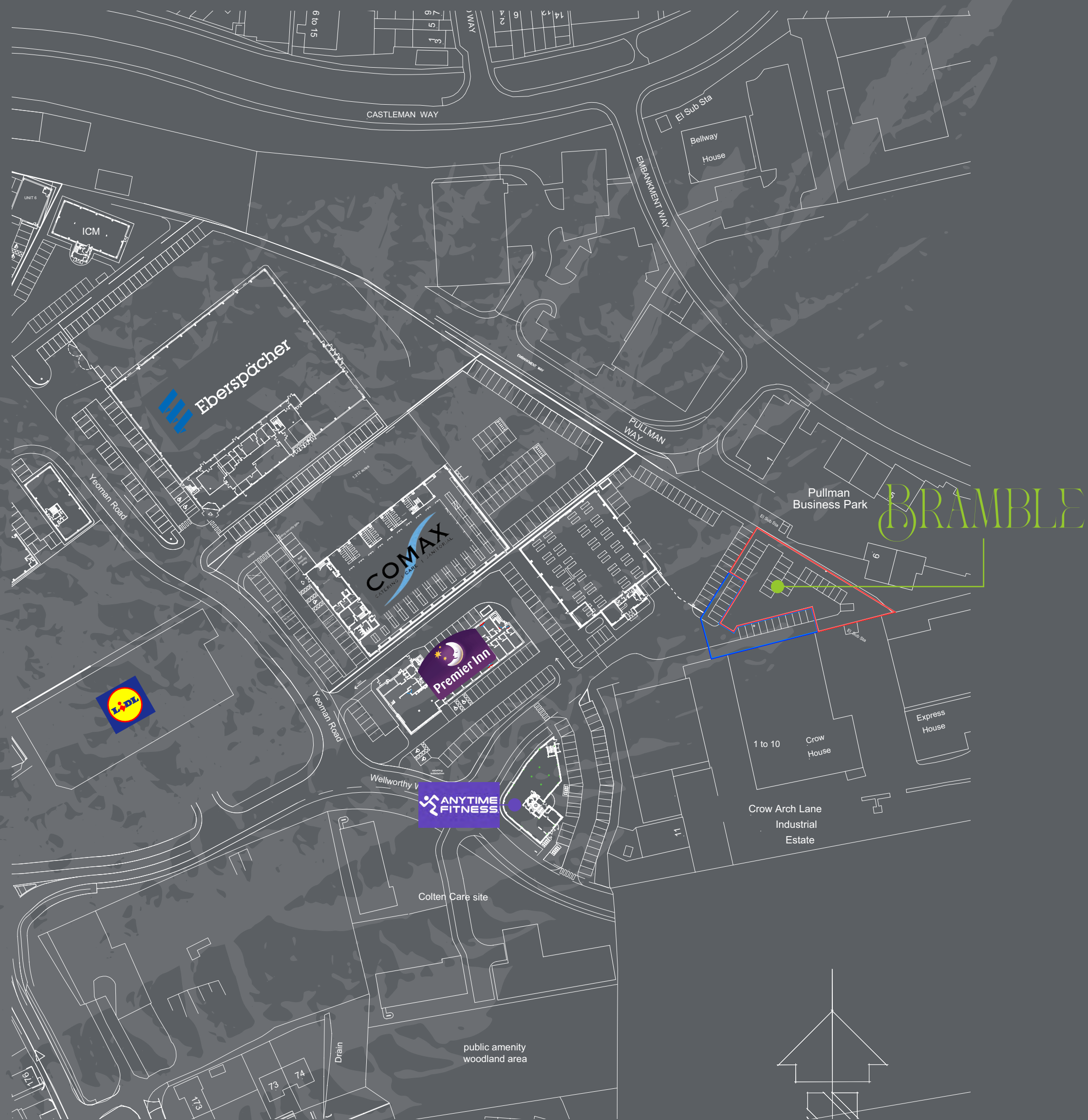




WELL CONNECTED WITH **EXCELLENT** ROAD COMMUNICATIONS

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 east 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

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 retail and restaurant facilities.

Access to the A31 is approximately 1 mile from the Business Park.

Description

Bramble House will be a brand new detached two storey office building of steel frame construction with Kingspan steel clad elevations. The building will be fitted to a high quality specification, which will include the following:

- » Air conditioning
- » LED lighting
- » Raised access flooring
- » Male, female and disabled cloakroom facilities
- » Carpets
- » Suspended ceilings

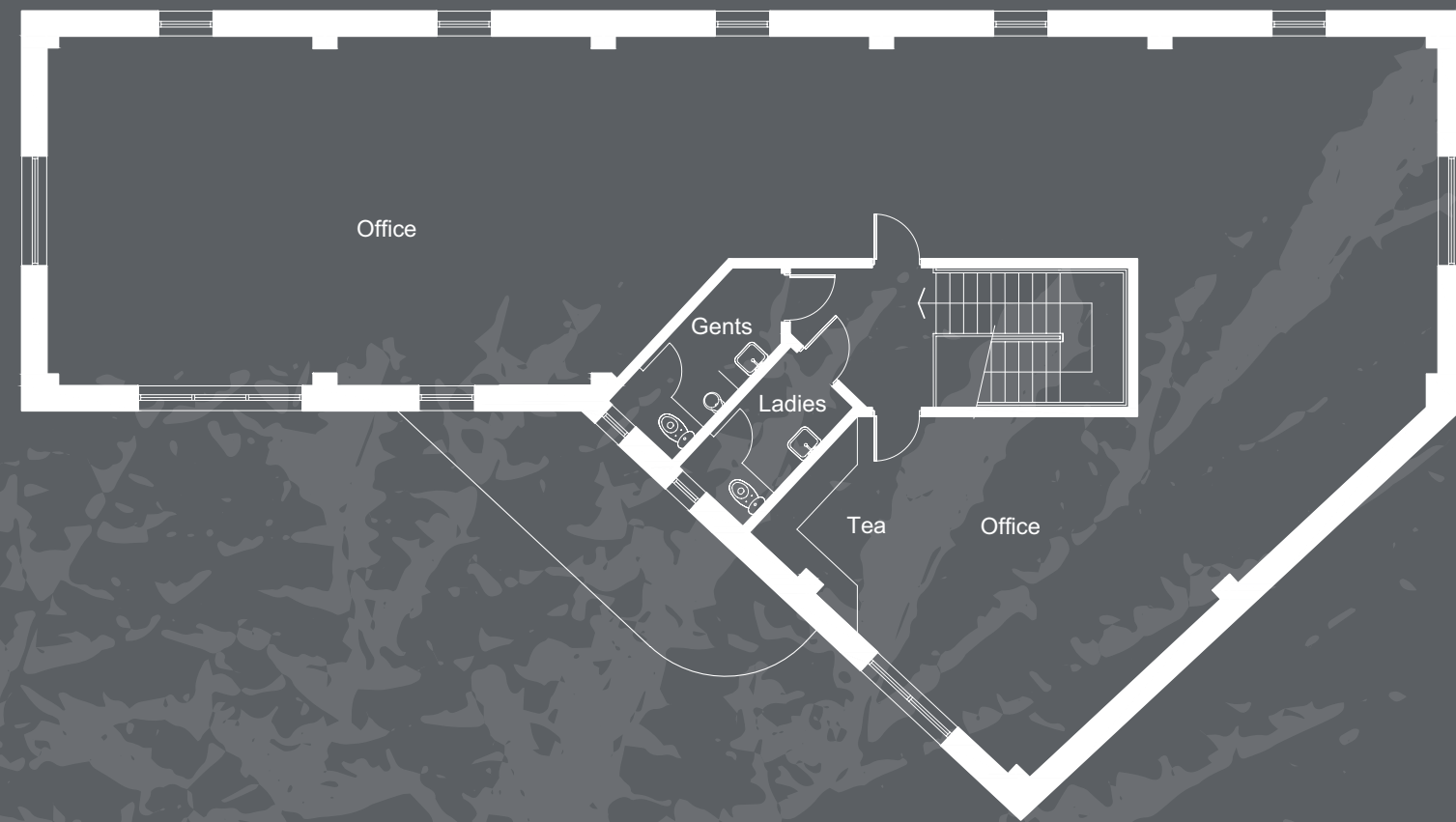
Parking

The building will be allocated 14 car-parking spaces.

Timescales

Following a lease agreement between the landlord and the ingoing tenant, the approximate build time will be 1 year.





Accommodation

	sq m	sq ft
Ground floor	180	1,942
First floor	186	2,002
Total net internal area approx. (scaled off plan)	366	3,944

Lease

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

Rent

£75,000 per annum exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

Rateable Value

To be assessed following completion.

EPC Rating

To be assessed following completion.

Service Charge

A service charge will be payable in respect of the upkeep and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

Legal Costs

Each party is 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

Further Information

Strictly by prior appointment through the joint agents, Goadsby, Nettleship Sawyer and Vail Williams, through whom all negotiations must be conducted.



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BRAMBLE HOUSE

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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.