



**GROUND FLOOR OFFICES, 3 GP CENTRE, YEOMAN ROAD, RINGWOOD, BH24 3FF**

**OFFICE TO LET**

**1,524 TO 3,757 SQ FT (141.58 TO 349.04 SQ M)**





# Summary

**MODERN OFFICE SUITES - TO LET**  
**1,524 / 2,233 / 3,757 SQ FT**  
**(141.6 / 207.5 / 349 SQ M)**

<b>Available Size</b>	1,524 to 3,757 sq ft
<b>Rent</b>	£25,615 - £37,515 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	A (23)

- Modern ground floor office suites
- Available together or individually
- 10 allocated car parking spaces
- Built in 2017



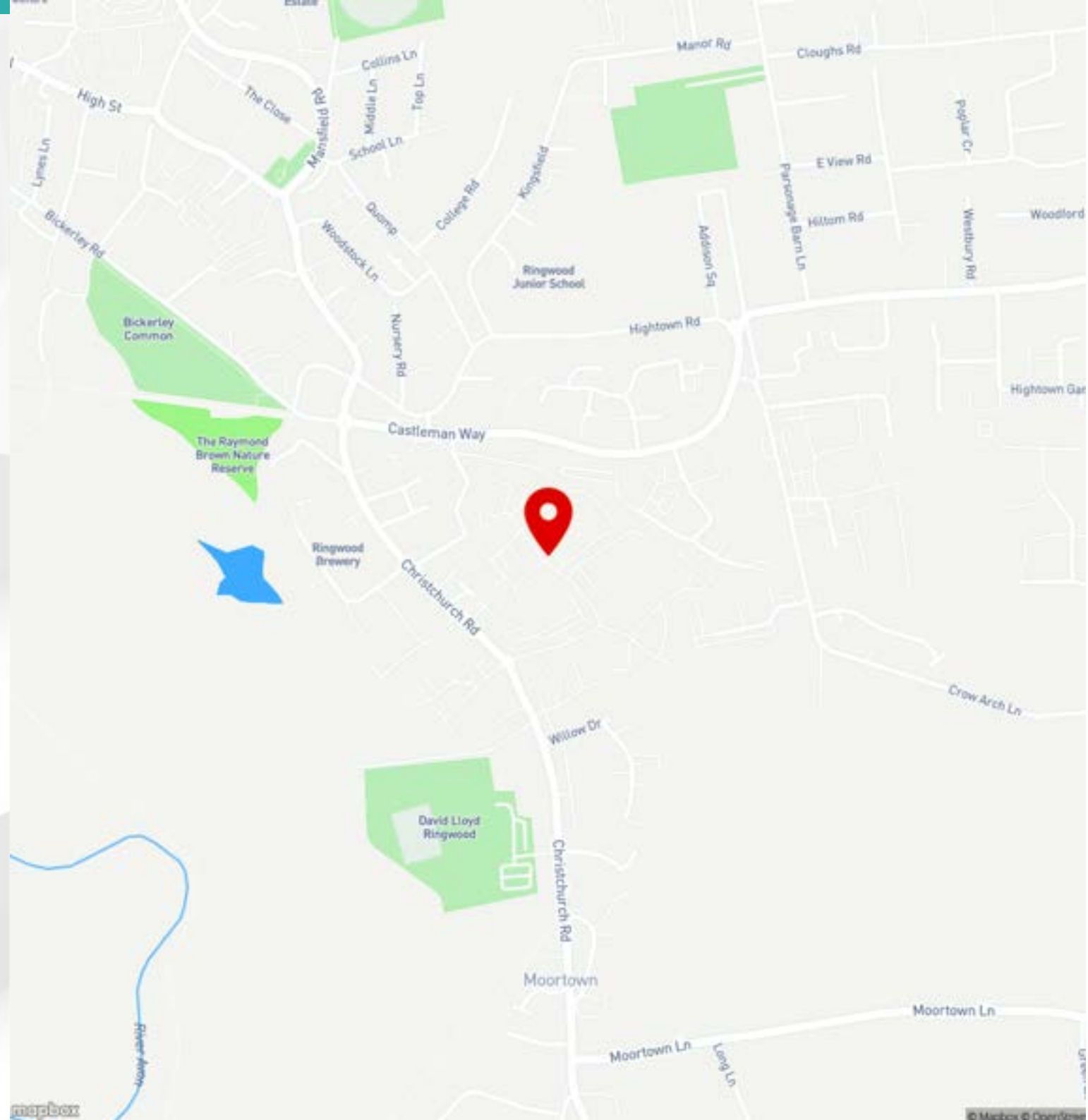
# Location



**Ground Floor Offices, 3 GP  
Centre Yeoman Road,  
Ringwood, BH24 3FF**

GP Centre forms part of the wider Forest Gate Business Park development with occupiers including Premier Inn, Lidl and Anytime Fitness.

The business park is accessed off Christchurch Road which provides direct access to Ringwood town centre and the A31, which are approximately 1 mile distant from the premises. The A31 connects with the M27 motorway network.







clever software group  
BRINGING CARE OF THE DIGITAL

# Further Details

## Description

GP Centre comprises 3 purpose built detached office buildings constructed in 2017. The suites comprise the ground floor of Unit 3. The suites are available together or individually and are accessed through a shared entrance and there are shared W.C facilities. Suite 1 is arranged as an open plan office with a kitchenette, partitioned board room and office and Suite 2 is an open plan office. The accommodation benefits from the following brief specification:

- Suspended ceilings
- Automated LED lighting
- Air conditioning
- Raised access floor
- Carpets
- Intercom system
- Fibre broadband

Externally, there are 10 allocated car parking spaces.

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Suite - 1	2,233	207.45	Available
Suite - 2	1,524	141.58	Available
<b>Total</b>	<b>3,757</b>	<b>349.03</b>	

## Rent

Suite 1 - £37,515 per annum exclusive

Suite 2 - £25,615 per annum exclusive

The above rents are exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

## Service Charge

A service charge will be payable in respect of the upkeep, maintenance and management of the communal and external areas of the premises. Interested parties are urged to make further enquiries.

# Further Details

## Rateable Value

The ground floor is currently assessed as a whole £59,000 (from 1.04.23). In the event the suites are let separately the Rateable Value will need to be reassessed.

## Lease Terms

The suites are available by way of new effective full repairing and insuring sub-leases for a negotiable term, incorporating periodic upward only, open market rent reviews.

## EPC Rating

A – 23

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of





## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145629

01202 558 262



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Vail  
Williams**