



Primmer Olds **BAS**

TO LET

Ringwood Town Centre Office Suite

SUITE 5, BRIGHTWATER HOUSE, MARKET PLACE, RINGWOOD, HAMPSHIRE BH24 1AP

KEY FEATURES

- Net Internal Area 747 Sq. Ft. (69.42 Sq. M.)
- Arranged over Ground and First Floor
- Benefits from Own Entrance Door
- 2 Car Parking Spaces At Rear
- 100% Small Business Rates Relief (Subject to Eligibility)
- Available on a New Lease at a Rental of £12,000 Plus VAT Per Annum, Exclusive



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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SUITE 5 BRIGHTWATER HOUSE

DESCRIPTION

Brightwater House is located in Market Square opposite the very attractive St Peter's and St Paul's Church, with close access onto the A31.

Suite 5 forms part of a three storey office block and is arranged over ground and first floors and accessed via it's own entrance door at the left side of the building. It benefits from a gated car park with assigned parking for 2 vehicles.

The building was fully renovated in 2004, and the suite benefits from air conditioning, ample data/electrical points, male and female WC's along with main reception area feeding into 2 main office rooms and Kitchennette at first floor.

TERMS

Available by way of a new effective full repairing and insuring lease at a rental of £12,000 plus VAT per annum, exclusive for a minimum three year lease.

A three month rent deposit is to be held throughout the duration of the term.

The service charge is proposed to be capped at £5,000 per annum plus VAT.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

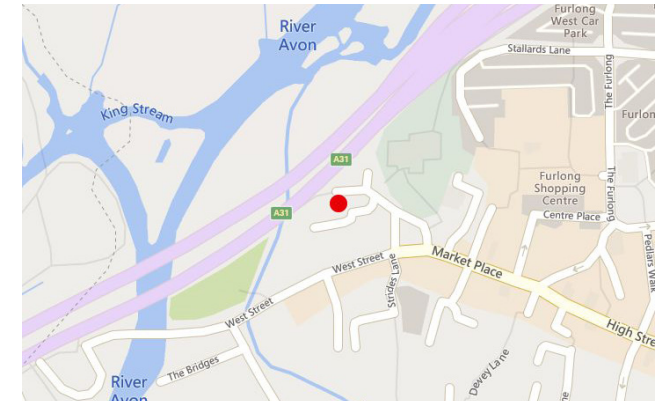
ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor		
Reception / Office	139	12.90
Office	248	23.02
Male & Female WCs		
First Floor		
Office	360	33.50
Kitchenette		
Total Internal Area	747	69.42

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

FEATURES INCLUDE

- Warm & Cold Air Conditioning
- Power, Lighting and Heating
- Ample Data and Power Points
- Security System



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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SUITE 5 BRIGHTWATER HOUSE

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EPC

Asset Rating D79

RATES

£10,000

Rateable Value

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.



CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

VIEWING

Strictly by prior appointment through the joint sole agents, Primmer Olds BAS, through whom all negotiations must be conducted.



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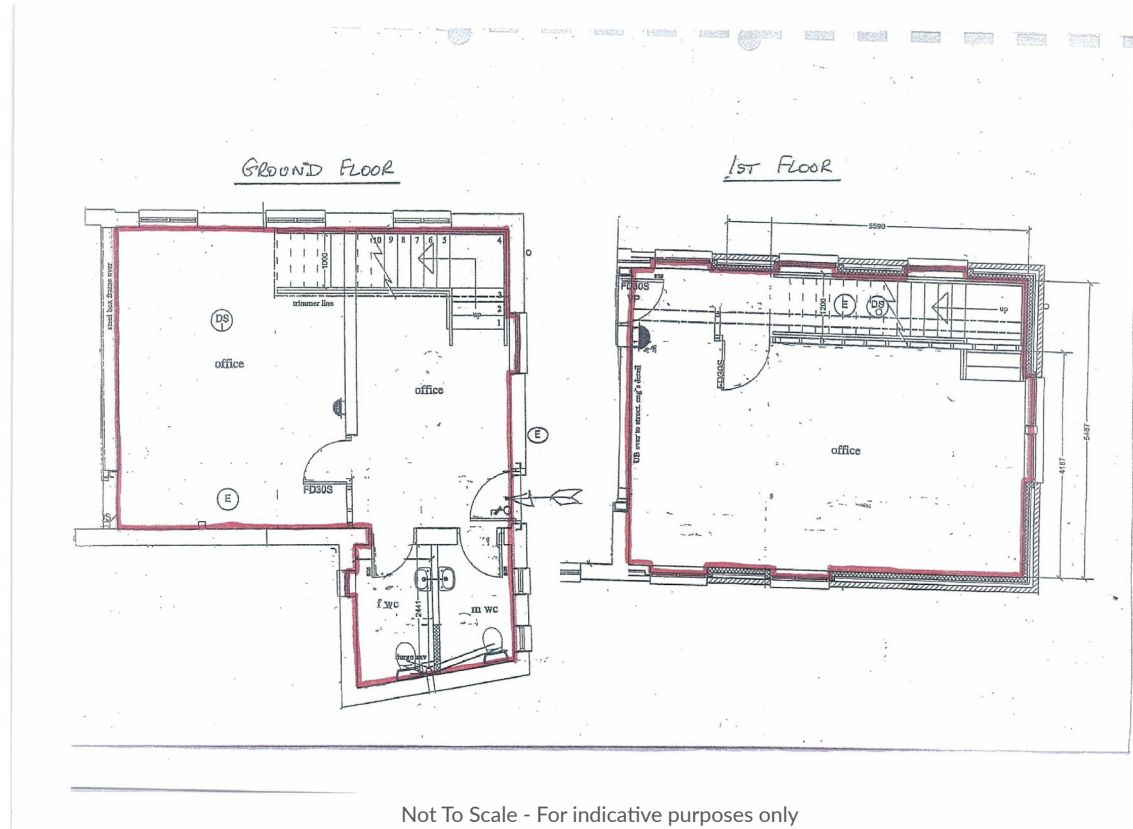


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