



PLATINUM JUBILEE

BUSINESS PARK



TO LET

BLOCK F, HOPCLOVER WAY, RINGWOOD, HANTS BH24 3FW

INCENTIVES AVAILABLE

BRAND NEW GRADE A OFFICES
SITUATED ON ONE OF RINGWOOD'S
PREMIER BUSINESS PARKS

FROM 128 - 512 SQ M (1,378 - 5,512 SQ FT)

BLOCK F IS A **BRAND NEW, GRADE A DETACHED OFFICE** BUILDING SITUATED ON PLATINUM JUBILEE BUSINESS PARK, A **PRESTIGIOUS NEW BUSINESS PARK** DEVELOPED BY NEW FOREST DISTRICT COUNCIL.

The building is available as a whole, on a floor by floor basis or by way of individual suites.



1,378 sq ft
- 5,512 sq ft



Grade A
Fit Out



EV Charging
Points



DDA
Compliant Lift



Allocated
Car Parking



EPC Rating
A - 23

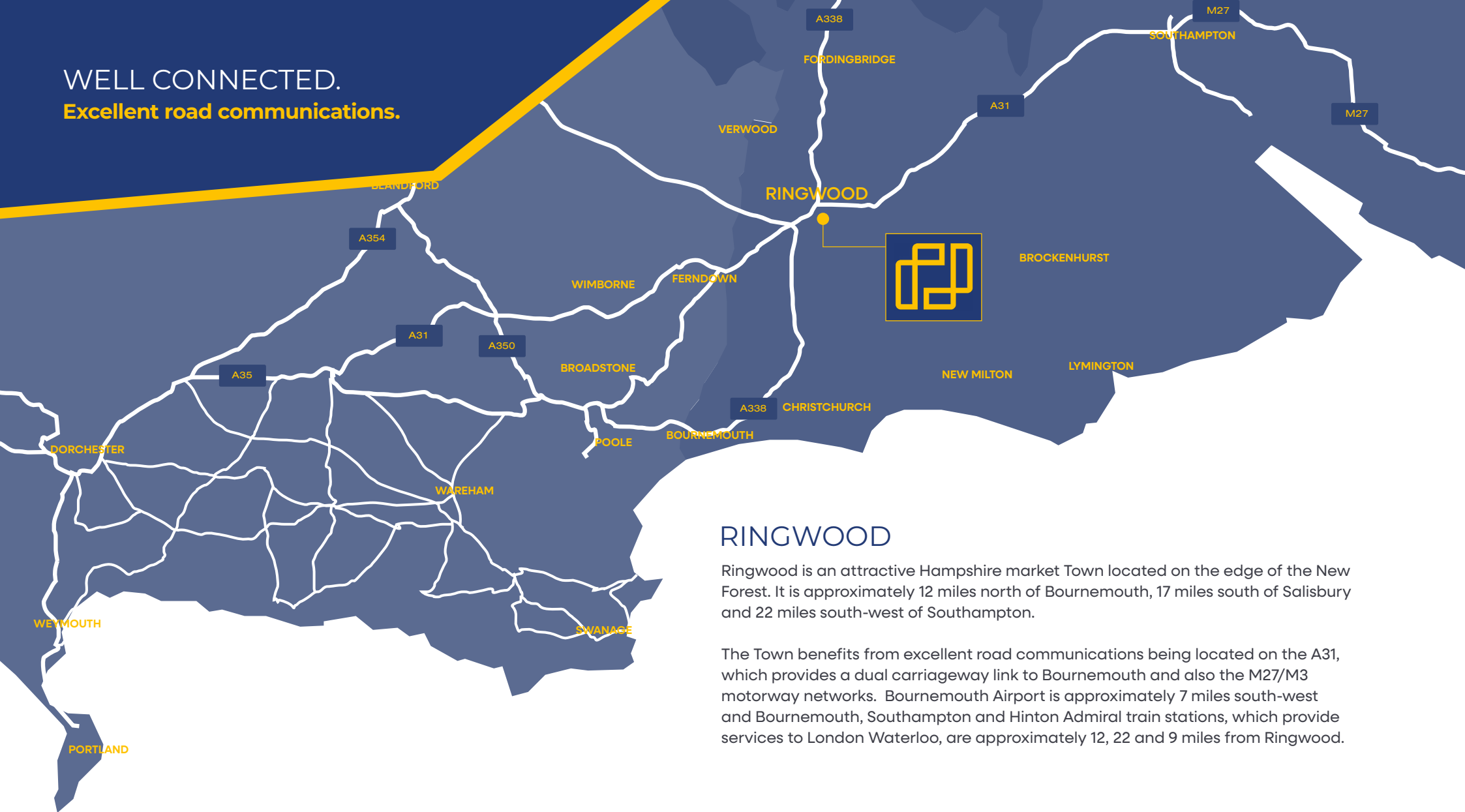
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WELL CONNECTED.
Excellent road communications.



RINGWOOD

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 south-west 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.

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Easily accessed East-Bound and West-Bound from the A31 Dual Carriageway

RINGWOOD'S PRESTIGIOUS NEW BUSINESS PARK

Platinum Jubilee Business Park is a prestigious new Business Park developed by New Forest District Council.

The Business Park is situated on Hopclover Way which is accessed via Crow Lane, approximately 1.6 miles and 0.7 miles from Ringwood town centre and the A31 respectively.

DESCRIPTION

Block F is a detached two storey office building fitted to a high quality specification which includes the following:

- » Air conditioning
- » Suspended ceilings
- » LED lighting
- » EV charging points
- » DDA compliant lift
- » Male, female and disabled cloakrooms
- » Showers
- » Carpets



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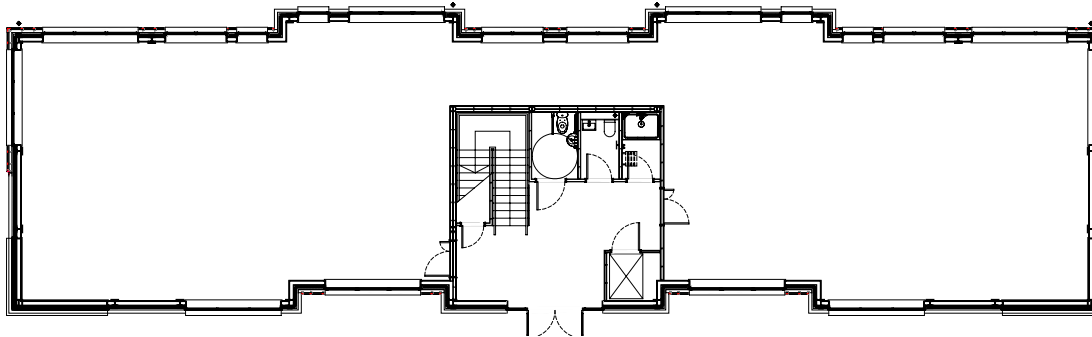


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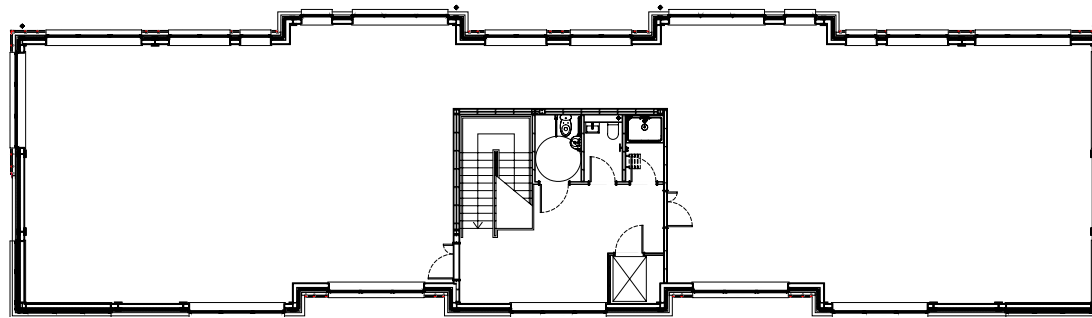


AVAILABILITY

GROUND FLOOR



FIRST FLOOR



NOT TO SCALE - ILLUSTRATION ONLY

The building is available on the following basis:

F1 (WHOLE OF THE GROUND FLOOR OFFICES)

Floor Area	2,756 sq ft
Car-parking	6 allocated car-parking spaces
Rateable Value	£21,250 (from 26.5.23)
Rent	£41,340 per annum exclusive

F2 (WHOLE OF THE FIRST FLOOR OFFICES)

Floor Area	2,756 sq ft
Car-parking	6 allocated car-parking spaces
Rateable Value	£21,250 (from 26.5.23)
Rent	£41,340 per annum exclusive

F1 & F2 (WHOLE BUILDING)

Floor Area	5,512 sq ft
Car-parking	13 allocated car-parking spaces
Rateable Values	Currently assessed on a floor by floor basis Ground Floor - £21,250 (from 26.5.23) First Floor - £21,250 (from 26.5.23)
Rent	£82,680 per annum exclusive

INDIVIDUAL SUITES EG: SUITE 1, F1 (GROUND FLOOR)

Floor Area	1,378 sq ft
Car-parking	3 allocated car-parking spaces
Rateable Value	To be assessed
Rent	£20,670 per annum exclusive

Note: The above rentals are exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

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LEASES

The accommodation is available by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the Business Park.

In the event that Block F is let to multiple tenants, a service charge will also be payable in respect of external repairs and the upkeep, management and maintenance of the common parts relating to Block F. Interested parties are advised to make further enquiries.

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.

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.

VIEWINGS/FURTHER INFORMATION

Please contact the joint sole agents, through whom all negotiations must be conducted.



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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