



## THE STABLES, 30 NEW STREET, RINGWOOD, BH24 3AD

OFFICE TO LET

497 SQ FT (46.17 SQ M)



# Summary

## TO LET – SELF-CONTAINED CHARACTER OFFICE ACCOMMODATION

Available Size	497 sq ft
Rent	£13,950 per annum exclusive of VAT, business rates, service charge, utilities, insurance and all other outgoings payable quarterly in advance.
Rateable Value	£3,150 (from 01.04.23)
EPC Rating	D (91)

- Detached, self-contained, character office accommodation
- Approx ½ mile distant from Ringwood High Street
- \*100% Small Business Rates Relief currently available



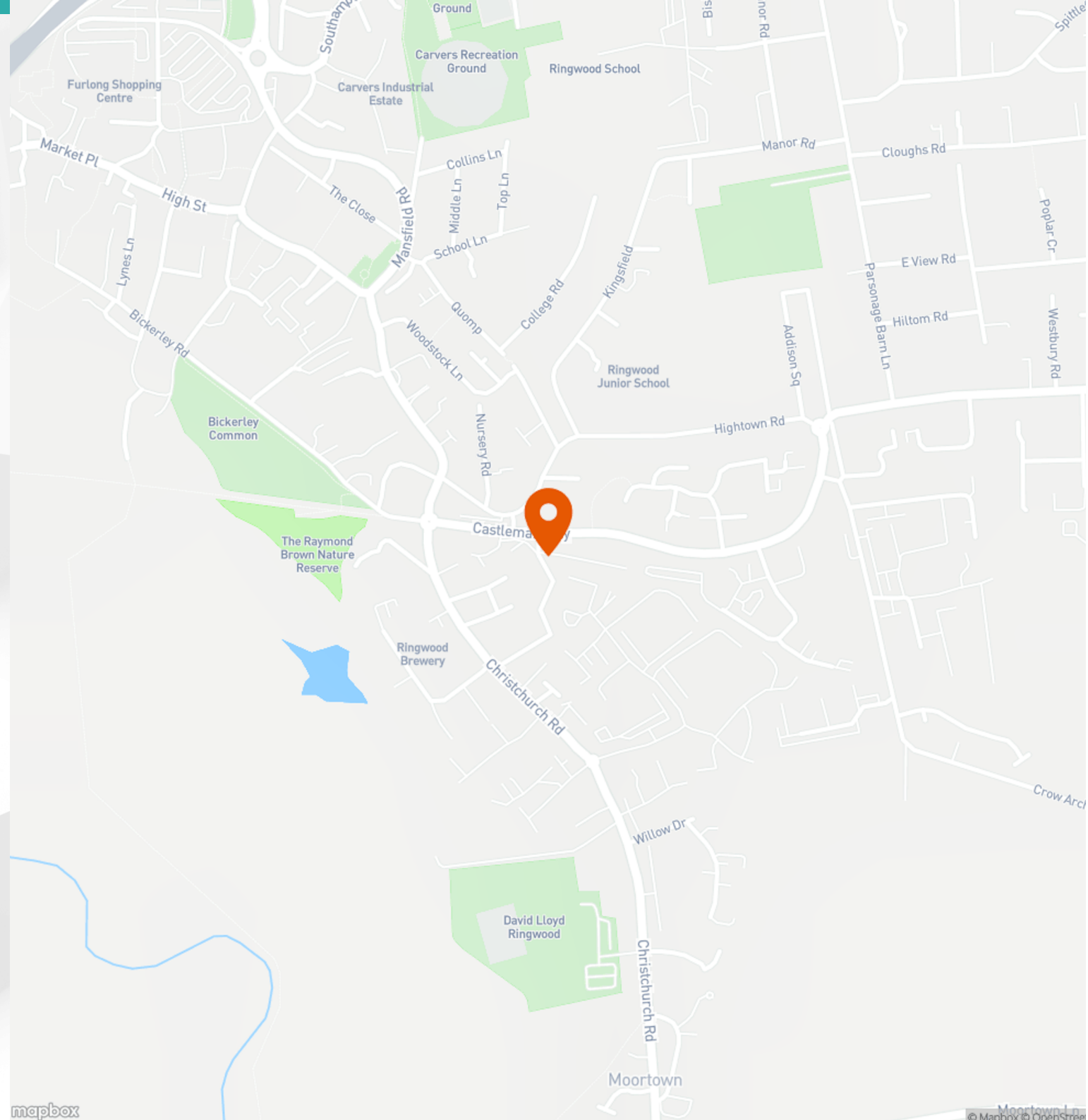
# Location



**The Stables 30 New Street,  
Ringwood, BH24 3AD**

The Stables is located on New Street which is accessed off Castleman Way and is approximately ½ mile distant from Ringwood High Street. It is less than 1 mile distant from the A31 providing connections to the A338 and motorway networks.

Ringwood offers a number of restaurant and retail facilities and occupiers in the nearby vicinity include Lidl, Anytime Fitness, David Lloyd and Premier Inn.





# Further Details

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	253	23.50	Coming Soon
1st	244	22.67	Coming Soon
Unit - Total IPMS3 Area	497	46.17	Coming Soon
Ancillary - Limited Use Area (under 1.5m)	73	6.78	Coming Soon

## Rateable Value

£3,150 (from 01.04.23) \*100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less, subject to conditions.

## Description

The Stables is a detached, self-contained, character office premises which comprises a two-storey building of brick construction with a tiled roof. There are UPVC windows at ground and first floor levels. The accommodation is arranged as 3 offices split over ground and first floor with stair access. There are unisex W.C and kitchenette facilities. The accommodation benefits from the following brief specification:

- Carpets
- LED lighting
- Electric heaters
- Kitchenette
- Unisex W.C

## Terms

Available by way of a new Full Repairing and Insuring lease for a negotiable term, incorporating periodic upward only, open market rent reviews.

## Viewings

Strictly by appointment through the sole agent.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete 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.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC Rating

To be assessed.



## Enquiries & Viewings



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