



4 Meeting House Lane, Ringwood

**Office in central town location.
Approx. 1,092 sqft (100 sqm)**

Benefits from parking and close situation to Ringwood High Street.

RINGWOOD, BH24 1AY
£13,500 per annum

LOCATION

The property is located just off Ringwood High Street on Meeting House Lane, it has good access to A31 to Salisbury, Southampton and BCP (Bournemouth, Christchurch and Poole).

DESCRIPTION

The premises comprises first and second floor office accommodation, with its own entrance off Meeting House Lane. The first floor forms a kitchen and WC, with a hallway leading to an open plan office and a further separate office. The second floor houses a meeting room.

Externally the property benefits from a drive which can accommodate two parking spaces.

ACCOMODATION

Approximate Net Internal Areas

	Sqm	Sqft
First Floor		
Kitchen	4.5	48
Open plan office	51.0	550
Office	22.0	247
Second Floor		
Meeting Room	23.0	247
Total	100.5	1,092

FEATURES

- Suspended ceilings and inset lighting
- Carpeted
- Two parking spaces
- Central location

LEASE

The premises are available on a new internal repairing and insuring lease on terms to be agreed.

RENT

£13,500 per annum.

Rent is exclusive of VAT (not applicable), business rates, buildings insurance, service charge and all other outgoings.

BUSINESS RATES

Rateable Value £12,750 as of 1st April 2023.

It is understood the small business multiplier would be applicable, currently 49.9 pence.

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

CAUTION

Woolley & Wallis LLP have not tested the services mentioned in these particulars.

PLANNING

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

LEGAL COSTS

Both parties reasonable legal costs are to be borne by the incoming tenant.

CODE OF PRACTICE

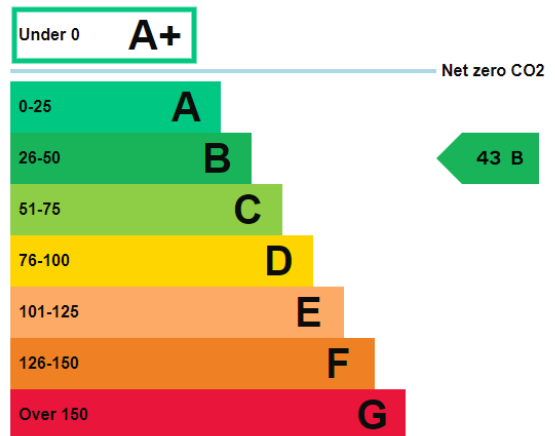
You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website. www.commercialleasecodeew.co.uk

REFERENCES

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

ENERGY PERFORMANCE CERTIFICATE

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VIEWING

Strictly by appointment only through Megan Casebow at Woolley & Wallis LLP Commercial (01722 330 333).

AGENT'S NOTES

Woolley & Wallis LLP and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2024.

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& WALLIS**