



*O.I.E.O £400,000*



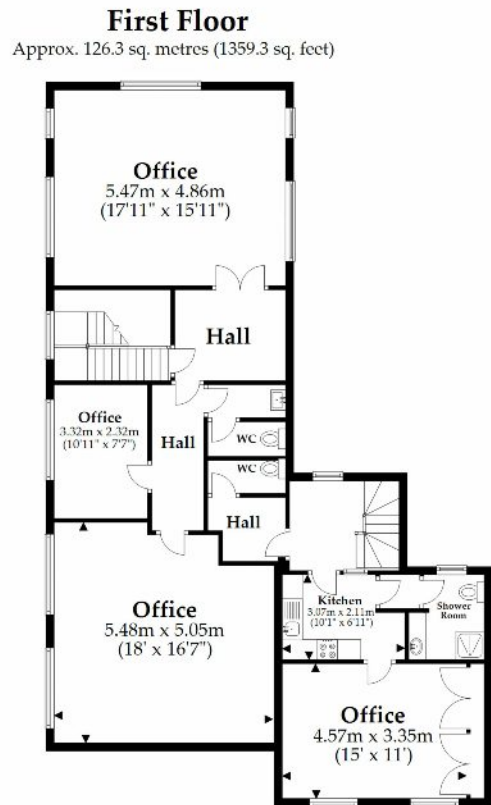
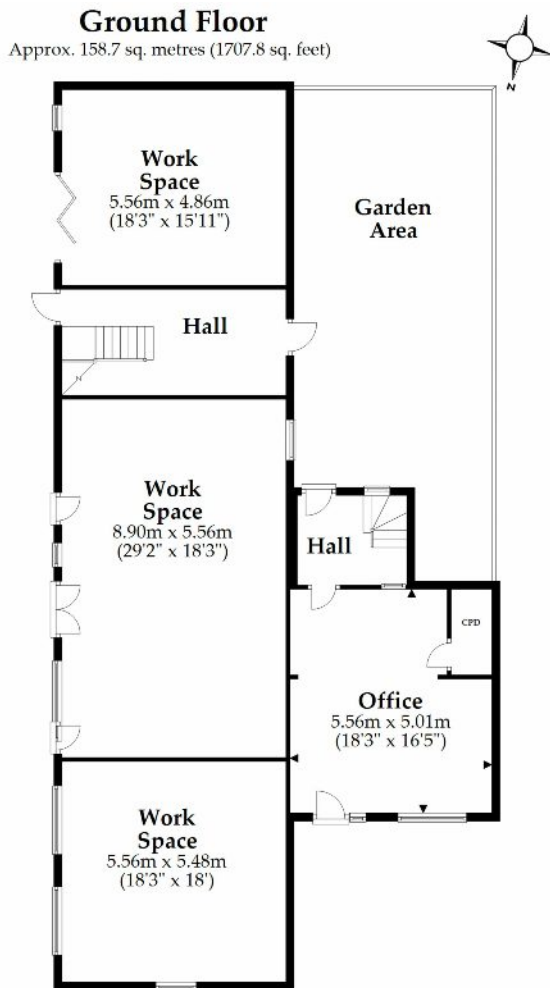
## The Property

“Spencers of Ringwood are pleased to offer for sale by INFORMAL TENDER this existing building of commercial offices of approximately 3000 sqft over two floors. They have previously been used as office space and now are offered for vacant possession.”

- Ground floor office space
- Hall and stairs to first floor hall
- Four first floor offices, two cloakrooms, kitchen and shower room
- Adjoining building comprising hall with three separate work spaces and side access
- Off road parking to the front and side access via gate leading to enclosed rear garden

**Potential Redevelopment Site**

*New Borough Road, Wimborne, BH21 1RB*



Total area: approx. 284.9 sq. metres (3067.2 sq. feet)

This plan is not to scale and it is for general guidance only. IJT Surveying Ringwood

## The Situation

Located within a level walk of the town centre of Wimborne along a one way road with easy access onto the nearby Poole Road and A31. The town of Wimborne has medieval origins and over the years has grown into a centre of great style and culture. There are superb facilities here with quality shops, café's and restaurants surrounding the well known square. The local schools, both junior and senior, have good Ofsted ratings and there is a large sports recreation centre just outside Wimborne at Queen Elisabeth school. Good access to Poole and Bournemouth and heading West along the A31 gives a direct route to Ringwood and onwards to Southampton (via M27).

## Directional Note

As you head West along the Wimborne bypass (A31) turn left at the Merley roundabout and then take the next left, signposted Wimborne. Continue along this main road over the A31, through the traffic lights and over the bridge. Take your second right into New Borough Road and you will come to the property on your right, signified with an all enquiries board.

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest. Please contact Ringwood Spencers for details of the informal tender.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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