

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

BRAND NEW INDUSTRIAL/WAREHOUSE PREMISES TO LET

***UNIT 4E, G.P. CENTRE, YEOMAN ROAD, RINGWOOD.
BH24 2FF***

LOCATION

This brand new end of terrace unit is located on the new Forest Gate Business Park accessed off the busy B3347 Christchurch Road, approximately half a mile to the south east of Ringwood. The B3347 connects with the main A31 providing access to the M27/M3 motorway network to London and also the A338 to both Salisbury and Bournemouth.

DESCRIPTION

This end of terrace brand new unit 12.61m X 10.82m (41'4" x 35'6") as been constructed to the following specifications:



- Brick outer, block work inner wall construction
- Cladding to upper elevations
- Sloping steel clad insulated roof incorporating translucent daylight panels
- Steel frame
- Power floated concrete floor
- Sectional up and over loading door
- Unisex disabled WC
- Internal eaves height approximately 6.5m
- Ground and first floor double glazed windows
- Separate personal door
- 3 allocated car parking spaces

Gross Area Approx. 138.33m² (1,489 ft²)

Cont'd

- RENT** £16,500 plus V.A.T. per annum exclusive of outgoings payable quarterly in advance by standing order.
- DEPOSIT** A deposit will be required on or before completion and held by the landlord for the duration of the lease.
- LEASE TERMS** A new full repairing and insuring lease is available incorporating 3 yearly upward only rent reviews, for a term to be agreed.
- SERVICE CHARGE** Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc., we would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
- PLANNING** It is our understanding that planning consent has been granted for B1 light industrial and B8 storage and distribution uses.
- Operation hours are limited to 0800-2100 Monday to Friday and 0830-1700 Saturdays. It excludes Sundays and bank holidays.
- BUSINESS RATES** Rateable Value: £14,500
Rates Payable: £7,018 for 2017/18
Applicants are encourage to contact the Local Authority as small business rate relief maybe available.
- VIEWING** By appointment only please through the agents.



