

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

BRAND NEW INDUSTRIAL/WAREHOUSE PREMISES TO LET

UNIT 6, G.P. CENTRE, YEOMAN ROAD, RINGWOOD, HAMPSHIRE. BH24 3FF

LOCATION This brand new detached unit occupying a highly visible location and 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 detached brand new unit 13.86m X 10.69m (45'6" x 35'1") has 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
- 2 allocated car parking spaces with possible double parking

Gross Internal Area Approx. 148.08m² (1,594 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

RENT £19,000 plus V.A.T. per annum. 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** Premises are often subject to a service charge in respect of the upkeep, **CHARGE** 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. Planning permission number 17/11074 was granted on 25th September 2017 for the installation of a mezzanine floor and additional windows. **BUSINESS** Rateable Value: £15,500 RATES Rates Payable: £7,424.50 for 2017/18 Applicants are encouraged to contact the Local Authority as some small business rate relief maybe available.

VIEWING By appointment only please through the agents who hold a key.





ENERGY PERFORMANCE CERTIFICATE - B