

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. 148.08m<sup>2</sup> (1,594 ft<sup>2</sup>)**

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- 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 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.
- Planning permission number 17/11074 was granted on 25th September 2017 for the installation of a mezzanine floor and additional windows.
- BUSINESS RATES** Rateable Value: £15,500  
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.





