

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL PREMISES TO LET

***UNIT 12A, ENTERPRISE PARK, BLACK MOOR ROAD,
VERWOOD, DORSET. BH31 6YS***

LOCATION Situated on the Ebblake Industrial Estate just over 4 miles north of the A31 dual carriageway at Ringwood that provides good access to the M27, M1 motorways, together with the A338 dual carriageway leading to Bournemouth International Airport and the South Coast.

DESCRIPTION The Enterprise Park is a small development of units occupied mainly by office and electronic type users thereby always providing a clean and tidy appearance.

Unit 12a has the benefit of a frontage directly onto Black Moor Road, the main estate road providing high visibility.



**Gross Internal Area approx. 1,583 ft²
including Mezzanine**

Cont'd

This semi-detached unit provides the following gross internal dimensions:-

Works area: 13.66m x 6.42m (44'10" x 21'1") gross including male and female toilet facilities and kitchen. **Total 87.69m² (943ft²)**

Mezzanine: 4.81m x 4.65m (15'9" x 15'3") **Total 22.35m² (240ft²)**

Offices: 8.70m x 4.27m (28'7" x 14'0") **Total 37.14m² (400ft²)**

Features include:

- New carpeting to be fitted to the offices
- Modern office lighting
- Three phase electricity

Upon completion, the premises will have new office carpets, office re-decorated and all left in a presentable condition.

The premises would be ideal for an electronic type user as there is a personal loading door from the works but has no roller shutter door fitted.



PARKING

There is a generous parking area to the front of the premises for a number of vehicles.

BUSINESS RATES

Rateable value: £9,100

Due to the low rateable value, no business rates should be payable in most instances.

VALUE ADDED TAX

Unless otherwise stated, all prices quoted are exclusive of VAT. Any intending lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

SERVICE CHARGE	Leasehold premises are often subject to a service charge in respect of the upkeep, management and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
RENT	£12,000 per annum
LEASE	A new full repairing and insuring lease is available for a duration to be agreed with upward only rent reviews.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	Leave Ringwood by the A31 in direction of Bournemouth, after a few hundred yards, just after the Filling Station, take the left filter signposted Verwood. Continue with this road through the Ringwood Forest until reaching Verwood and proceed to the first set of traffic lights. Turn left and then continue beyond the sign for Enterprise Park then Unit 11 can be found almost immediately on the left hand side.

ENERGY PERFORMANCE ASSET RATING: TBC

