

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE PREMISES TO LET

Approx. 1,468 ft²

***C1 The Forelle Centre, Black Moor Road, Ebblake Industrial
Estate, Verwood, Dorset. BH31 6BB***

LOCATION The Ebblake Industrial Estate is situated just over 4 miles north of the A31 dual carriageway at Ringwood, providing good access to the M27, M3 motorways, together with the A338 dual carriageway leading to Bournemouth International Airport and the south coast.

DESCRIPTION The Forelle Centre is a small development of units that are mainly occupied by electronic type users thereby always providing a clean and tidy appearance.

This end of terrace unit is approximately 13.91m x 8.26m (45'8" x 27'1") internally providing a gross area approximately 136.38m² (1,468 ft²) Internally there is an office/reception and access to a cloakroom.

To the rear of the factory stairs lead to a mezzanine area incorporating an additional office with suspended ceiling.

The factory/warehouse is almost entirely full height with a roller shutter door approx. 3.0m wide x 4.2m high. The eaves height is approximately 5.0m and within the unit there is a gas warm air heater, strip lighting and small kitchenette together with small works office, 3 phase electricity and gas.



**Gross area approx. 1,468 ft²
plus Mezzanine/Office approx. 351ft²**

Cont'd

PARKING	The unit has a concrete loading apron and concrete forecourt providing allocated parking.
RATES	Rateable value £12,250 This is not the amount payable and small business rate relief maybe available to substantially reduce the amount payable and interested parties are recommended to verify this information with East Dorset District Council, the Local Rating Authority.
LEASE TERMS	New excluded full repairing and insuring lease is available, the duration of which is subject to negotiation.
LEGAL COSTS	The tenant is to be responsible for the landlords legal costs incurred in this transaction.
RENT	£14,500 per annum exclusive of outgoings.
DEPOSIT	A rental deposit equal to one full quarters rent will be required by the landlord and held for the duration of the lease.
VALUE ADDED TAX	We are informed that the rent is not subject to V.A.T.



SERVICE CHARGE	Leasehold premises are often subject to a service charge in respect of the upkeep, management of common parts within the development. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
----------------	--

Cont'd ...

VIEWING

By appointment only please through the Agents who hold keys.

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 continue around the left hand corner passing the Manitou headquarters on the left and then take the first turning on the left into the Forelle Centre where the unit can be seen straight ahead.



ENERGY PERFORMANCE ASSET RATING: E

