

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR

COMMERCIAL UNIT – TO LET

***UNIT 2 RINGWOOD TRADING ESTATE,
CHRISTCHURCH ROAD, RINGWOOD. BH24 3BB***

LOCATION	This trading estate is situated just under half a mile from the centre of Ringwood, on the corner of Castleman Way and fronting the Christchurch Road (B3347). The A31 trunk road nearby provides excellent communication with the centres of population along the south coast including Bournemouth, Poole, Southampton and Winchester, while the M27/M3 provides motorway access to London.
DESCRIPTION	Personal door and stairs lead to the:- Principal works/production area 12.35m (40'6") x 8.43m (27'08") Office 4.80m (15'09") x 4.76m(15'07") 3 phase electric available Suspended ceiling Provision for electric heating Ladies and Gents toilet facilities

Total net useable area approx. 126.95 m² (1,366ft²)

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.

PARKING	2 car parking spaces are provided immediately outside the front personal door on the forecourt and there is provision for one further parking space to the rear in the general estate car park.
LEASE TERMS	The premises are offered by way of a new repairing and insuring lease, the duration of which is subject to negotiation.
RENT	£5,750 per annum, plus VAT exclusive of outgoings. Rent reviews at three yearly intervals.
SERVICE general CHARGE	The premises are subject to a service charge providing a contribution to the upkeep of communal areas including fences, signage etc., for the industrial estate.
RATES	Rateable Value: £4,800 Due to the low rateable value, under most circumstances, no business rates will be payable but we would recommend that you check this with the Local Rating Authority.
LEGAL COSTS	Both parties to be responsible for own legal costs incurred.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: TBC

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Ringwood
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