

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR COMMERCIAL/ SHOWROOM UNIT – TO LET

***UNIT 5 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 provides access to Bournemouth, Poole, Southampton and Winchester, also leading to the motorway link to London.

DESCRIPTION Gross internal area:
18.29m x 10.21m
(60'0" x 33'6") average
Sub-divided to provide:-
Showroom area
2 offices
Storeroom
Kitchen/Mess Room



Rear loading doors
Suspended ceiling
Radiator central heating
Two toilets plus disabled
Air conditioning

Total net useable floor area approx. 179 m² (1,927 ft²)

PARKING 4 car parking spaces are provided with this unit, two spaces to the front with the remaining two spaces to the rear. Access for rear loading and unloading.

LEASE TERMS A new repairing and insuring lease is available, the duration of which is subject to negotiation.

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RENT	£15,000 per annum, plus VAT exclusive of outgoings.
SERVICE CHARGE	Leasehold premises are often subject to a service charge in respect of the upkeep 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 outgoings.
DEPOSIT	A deposit will be required equal to 3 months rent and retained for the duration of the lease.
RATES	Rateable Value: £10,250 We understand that due to the low rateable value, no business rates will be payable in most instances, but we would recommend that interested parties check this with the Local Authority
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From the roundabout beside the main Ringwood car park, leave by Mansfield Road sign posted Town Centre. Upon reaching the mini-roundabout, leave by the first exit into Christchurch Road and then upon reaching the next roundabout, proceed straight across then almost immediately turn left into the trading estate. The unit can then be seen straight ahead.

ENERGY PERFORMANCE ASSET RATING: TBA

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