

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.

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 correctmess 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.

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

11 Christchurch Road Ringwood Hampshire BH24 1DG Phone (01425) 470570 Fax (01425) 480084



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