

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

SUBSTANTIAL FACTORY UNIT WITH AIR CONDITIONED OFFICES FOR SALE OR TO LET

***UNIT 7 - 8, MILLSTREAM TRADING ESTATE,
CHRISTCHURCH ROAD, RINGWOOD. BH24 3SB***

LOCATION	Millstream Trading Estate is situated on the southern side of Ringwood and just off the B3347 Christchurch Road, approximately 1 mile from the A31 dual carriageway that provides access to Bournemouth, Poole, Southampton and the motorway link to London.
DESCRIPTION	This end of terrace double unit provides substantial factory space with quality office accommodation.
ACCOMMODATION	Gross internal dimensions 23.0m x 20.9m (75'6" x 68'7")



**Gross Internal Area approx 480.70m² (5,172 ft²) plus first floor offices
approx. 185.34m² (1,995 ft²)**

Cont'd

ACCOMMODATION

Factory: Approx. 310m² (3,337 ft²) most of which is full height, roller shutter doors both to the front and rear of the premises.

Two mezzanine areas 35m² (377 ft²) and 69m² (743 ft²)

Offices: Works office 9.34m x 3.32m (30'8" x 10'11")

Meeting room 4.45m x 3.01m (14'7" x 10'2")

Kitchen, male and female toilet facilities.

First Floor: Providing four air conditioned offices 185.34m² (1,995ft²)

With suspended ceilings and integrated lighting, computer trunking, fully carpeted.



PARKING

Parking to the front of the unit provides for approximately 7/8 car parking spaces.

PRICE

Offers invited in excess of £700,000 for the freehold

Alternatively

RENT

£65,000 per annum exclusive of outgoings payable quarterly in advance.

LEASE TERMS

A new full repairing and insuring lease with upward only rent reviews at 3 yearly intervals is available the duration of which is subject to negotiation.

DEPOSIT

A deposit will be required by the landlord and held for the duration of the lease.

Cont'd

SERVICE CHARGE

Leasehold premises are often subject to a service charge in respect of the upkeep, management and maintenance of 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.

BUSINESS RATES

Rateable value: £31,500

YARD AREA

The previous tenant rented separately the concrete yard adjoining the rear of 7/8 and to the side. This is bounded with steel security fencing and matching opening gates and provides approximately 265.89m² (2,862 ft²) of yard space.

We understand that this yard space together with an additional adjoining car parking area is available to rent if required.

VIEWING

By confirmed appointment only please through the Agents who hold keys.



ENERGY PERFORMANCE ASSET RATING: E

