

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

OPEN STORAGE COMPOUND TO LET

***TWIN PINES, GRANGE ROAD, ST. LEONARDS, RINGWOOD,
HAMPSHIRE. BH24 2QE***

LOCATION

The site is located within a short distance of the A31 dual carriageway that connects to M27 and motorway network.

Bournemouth and Poole are approximately 11.5 and 14 miles distant respectively and Ringwood and Ferndown are both approximately 4 miles distant.

DESCRIPTION

The site is accessed via a gravel road leading from Boundary Lane and the A31 and extends to approximately to 513m² (5,519 ft²).

Yard size approximately 27m (88'7") x 19m (62'4") with gates providing 7m (22'11") entrance.

We have been informed by our client that single phase electricity and water is connected to the site together with security fencing and gate.



LEASE

The land is available to let by way of a new lease for negotiable terms, incorporating upward only open market rent reviews every three years.

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RENT

£15,000 per annum exclusive of V.A.T. and other outgoings but we are informed that this includes business rate charges.

**SERVICE
CHARGE**

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the development.

VIEWING

By appointment only please through the agents.

