

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP TO LET

***UNIT 3, 26 FOXBURY ROAD, ST. LEONARDS, RINGWOOD,
HAMPSHIRE. BH24 2SG***

- LOCATION** The unit forms part of a very small complex of workshop units approached via a long private unmade drive in a semi rural location with nearby access to the A31 dual carriageway leading to the South Coast and West Country together with Southampton and the motorway network, to the east.
- DESCRIPTION** A detached older style unit with electric roller shutter door and personal door with security grill LCD strip lighting. Toilet and wash basin.
- Workshop 39'6" x 21'2" (12.03m x 6.45m) internally.
Three Phase Electricity.



Gross internal area approx. 77.57 m² (835 ft²)

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| OUTSIDE | Parking area for a few vehicles. |
| RENT | £8,000 per annum exclusive of outgoings payable monthly in advance. |
| LEASE TERMS | A new excluded repairing and insuring lease is available, the duration of which is subject to negotiation. |
| RATES | Rateable Value: £4,000 but in most instances tenants can apply to the Local Authority to be exempt from business rate charges. |
| DEPOSIT | A rental deposit will be required equal to 4 month rent and held by the landlord for the duration of the lease. |
| V.A.T. | We understand that the property is not registered for V.A.T. purposes. |
| VIEWING | By appointment only, please through the agents. |
| DIRECTIONS | From the roundabout on the A31 at St Leonards turn left into Boundary Lane. After approximately one mile turn right into Foxbury Road then, after five speed humps the metal gates and entrance drive can be found on the right after 100 yards from the last hump and the unit can be seen to the right. |

ENERGY PERFORMANCE ASSET RATING: D



