

## INDUSTRIAL UNIT FOR SALE OR TO LET

***UNIT 2, 9 BESSEMER CLOSE, EBBLAKE INDUSTRIAL  
ESTATE, VERWOOD, DORSET. BH31 6AZ***

**LOCATION** This established industrial estate is located on the outskirts of the commuter town of Verwood, approximately 4 miles from the A31 trunk road at Ringwood with access to the A338 leading to Bournemouth and the south coast together with Salisbury to the north.

**DESCRIPTION** A mid terrace industrial unit probably built around 1992/1993 with full height warehouse/works area accessed through the roller shutter door.

Gross Internal Area 130.99m<sup>2</sup> (1,410ft<sup>2</sup>) 11.70m x 11.20m (38'5" x 36'9")

Internal eaves height 5.65m (18'6")

The premises are currently undergoing a full refurbishment programme.

Entrance lobby, reception office 2.74m x 3.02m (9'0" x 9'11"). Kitchen and toilet facilities.



**Gross Internal Area Approx. 1,410 ft<sup>2</sup> (130.99m<sup>2</sup>)**

Cont'd ...

PARKING	There is an apron to the front of the property for parking, loading and unloading together, we are informed there is an additional parking area for tandem parking in total for probably 6 to 8 vehicles.
RENT	£21,250 per annum exclusive of V.A.T., if applicable.
TERMS	A new full repairing and insuring lease is available, the duration of which is subject to negotiation.
DEPOSIT	A deposit will be required upon completion and held by the landlords for the duration of the lease.

**Alternatively**

PRICE	The unit is available for sale a £260,000
SERVICE CHARGE	We are not aware of any service charge payable but interested parties should make their own enquiries as to the incidence or otherwise of such charges
RATES	Rateable value £20,250 (This is not the amount payable) All parties are advised to make their own enquires for confirmation.



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- DEPOSIT      A deposit will be required upon completion and held by the landlords for the duration of the lease.
- VIEWING      Strictly by confirmed appointment only please through the Agents.
- DIRECTIONS      Continue along the Ringwood Road until reaching Verwood, almost immediately turn left into the Ebblake Industrial Estate (fully signed) continuing to the sharp right hand corner turning left into Bessemer Close. Almost immediately turn left and Kiwi Design can be seen forming the corner with Unit 2 adjoining this unit.

**ENERGY PERFORMANCE ASSET RATING: TO BE ADVISED**

