

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## INDUSTRIAL UNIT 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 conventional mid terrace industrial unit probably built around 1992/1993 and currently converted in part to well appointed offices together with original loading bay and warehouse/works area accessed through the roller shutter door.

Internal gross ground floor 132.2m<sup>2</sup> (1,423ft<sup>2</sup>)

Total area including first floor accommodation 263.4m<sup>2</sup> (2,834ft<sup>2</sup>)



**Gross Internal Area Approx. 2,834 ft<sup>2</sup> (263.4m<sup>2</sup>)**

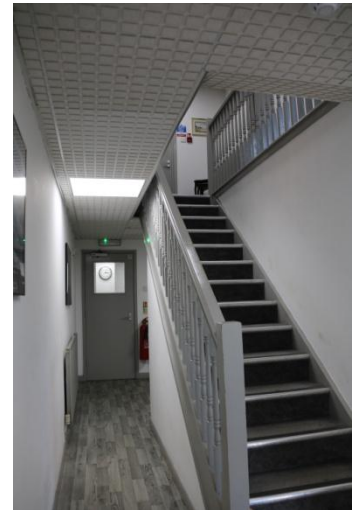
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**Ground Floor:**

Entrance lobby reception office 2.74m x 3.02m (9'0" x 9'11") 3 storage/work shop areas currently sub-divided but partition walling could be removed 11.21 x 3.95 (36'9" x 12'11"), 4.86 x 3.87 (15'11" x 12'8") and 4.86 x 3.59 (15'11" x 11'9"). Kitchen, toilet facilities and shower room.

**First Floor:**

Galleried landing leads to 4 offices plus stores/work rooms  
Most rooms have radiators. Heating from the gas fired boiler whilst the principal room on the first floor have air conditioning.



- PARKING** There is an apron to the front of the property for parking, loading and unloading together, we are informed 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.
- 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 £18,000 (This is not the amount payable)  
All parties are advised to make their own enquires for confirmation.
- TERMS** A new full repairing and insuring lease is available, the duration of which is subject to negotiation.

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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**

