

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FULLY REFURBISHED INDUSTRIAL/WAREHOUSE UNIT TO LET

***UNITS 4-5 STAG BUSINESS PARK, CHRISTCHURCH
ROAD, RINGWOOD. BH24 3AS***

LOCATION The Stag Business Park is situated on the southern side of Ringwood and just off the B3347 Christchurch Road approximately one mile from the A31 dual carriageway that provides access to Bournemouth, Poole, Southampton and the motorway link to London.

DESCRIPTION An end of terrace unit providing the following accommodation:
Internal dimensions approx. 12.13m x 12.00m (40'4" x 39'4") overall providing 145.56 sq m (1566 sq. ft.)

Mezzanine approx. 94.14 sq m (1,013 sq ft).

Reception 6.03m x 3.50m

Office 6.66m x 3.57m

- Toilet facilities. Kitchen
- Three phase electricity.
- 2 Manual roller shutter doors.
- Alloy framed personal door and window.



**Gross Internal Area approx. 239.70 m² (2579 sq. ft.)
Including Mezzanine**

- PARKING** Parking apron to the front of the premises for several vehicles.
- RENT** £22,000 plus VAT per annum exclusive of outgoings payable quarterly in advance.
- LEASE TERMS** A new full repairing and insuring excluded under-lease/agreement is available, the duration of which is subject to negotiation.
- 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.
- DEPOSIT** A deposit equal to one full quarters rent will be required by the landlord and held for the duration of the lease.
- RATES** Rateable Value: £14,500
This is not the amount payable, we advise interested parties to contact the Local Rating Authority to establish the amount payable.
- VIEWING** By confirmed appointment only, please through the agents.

ENERGY PERFORMANCE ASSET RATING: C

