11 Christchurch Road Ringwood Hampshire BH24 1DG Phone (01425) 470570 Fax (01425) 480084



### COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# GROUND FLOOR COMMERCIAL UNIT TO LET

## UNITS 6 RINGWOOD TRADING ESTATE CHRISTCHURCH ROAD, RINGWOOD. BH24 3BB

LOCATION Ringwood Trading Estate occupies a prominent location on the corner of

Castleman Way and fronting the B3347 Christchurch Road. The A31 trunk

road nearby provides excellent communication with the centres of population along the south coast including Bournemouth, Poole,

Southampton and Winchester, while the M27/M3 provides motorway access

to London.

DESCRIPTION Showroom/works area 8.36m x 7.01m (27'5" x 23'0") overall including a

small partitioned office. Double opening entrance doors.

Storage/works area 8.02m x 4.57m (26'4" x 15'0")

Double opening doors

Off peak electric heating, suspended ceilings, toilet facilities and

kitchenette.



## Total useable Area Approx. 95.25m<sup>2</sup> (1,024 ft<sup>2</sup>)

Cont'd ...

PARKING Three dedicated car parking spaces are provided with this unit, one of which

is in the car park to the rear of the estate.

LEASE TERMS New repairing and insuring lease is offered for the premises, the duration of

which is subject to negotiation.

RENT £9,000 annum plus V.A.T. payable quarterly in advance.

DEPOSIT A deposit is to be payable on or before completion of the lease equal to one

quarter of the annual rent.

RATES To be assessed

SERVICE The premises are subject to a service charge as a contribution towards the

CHARGE general upkeep towards communal area i.e. fences, signage etc., for the

industrial estate.

VIEWING By appointment only please through the Agents.

DIRECTIONS From the roundabout beside the main Ringwood car park, leave by Mansfield

Road signposted Town Centre. Upon reaching the mini roundabout, leave by the first exit into Christchurch Road, continuing past the Lamb Inn on the left

and proceed straight across at the next roundabout, turning almost

immediately left into the trading estate car park.

#### ENERGY PERFORMANCE ASSET RATING: E

