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# Carr & Neave

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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## GROUND FLOOR COMMERCIAL UNIT TO LET

***UNITS 6 & 7 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")  
Showroom/office 6.50m x 4.34m (21'4" x 14'3")  
Reception/office 3.66m x 2.01m (12'0" x 6'7")  
Off peak electric heating, suspended ceilings, toilet facilities and kitchenette.



**Total useable Area Approx. 130.25m<sup>2</sup> (1,402 ft<sup>2</sup>)**

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**PARKING** Five dedicated car parking spaces are provided with this unit, one of which is in the car park to the rear of the estate.

**PLANNING** The premises are suitable for a number of uses and in accordance with our usual practice, all applicants are encouraged to contact New Forest District Council Planning Department (02380 285000) with regard to their proposed use.

**LEASE TERMS** New repairing and insuring leases are offered for the premises, the duration of which is subject to negotiation.

**RENT** £14,750 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** Rateable value: £13,500

We understand that due to the low rateable value, under most circumstances, no business rates will be payable with current legislation. Interested parties are advised to verify their individual situation with the Local Authority.

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



Unit 6



Unit 7



