

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. 95.25m² (1,024 ft²)

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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 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



