

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# WORKSHOPS, OFFICES & VALUABLE SECURE YARD TO LET

***ALEXANDRA HOUSE, DUCK ISLAND LANE, RINGWOOD.  
BH24 3AA***

## LOCATION

The premises are situated just off the B3347 Christchurch Road on the southern side of this busy market town with the benefit of close by access onto the A31 dual carriageway leading to Southampton to the east and the west country to the west. There is also the junction with the A338 leading to Salisbury and the dual carriageway to Bournemouth and the south.

## DESCRIPTION

A very rare opportunity to rent a detached workshop premises with a large fenced and gated yard to the front.

The premises are in the process of considerable updating and refurbishment following occupation since new by a family business.

**ACCOMMODATION** Two storey brick construction providing:

**Ground Floor** - Approx. 18.50m x 6.38m (60'9" x 22'8") = 117.98m<sup>2</sup> (1,270 ft<sup>2</sup>)

This is sub-divided into two workshops, both of which have twin roller shutter doors, 3 phase electricity and a ceiling height of approximately 2.80m (9'3"). Two fitted toilets and work stores.



**Gross Internal Area Approx. 235.98m<sup>2</sup> (2,540 ft<sup>2</sup>)**

**First Floor accommodation** - Approx. 18.60m x 6.38m (60'9" x 22'8") gross internal. This is sub-divided into 3 office areas plus store room, fitted kitchenette, double glazed windows.

## OUTSIDE

The fully fenced and gated yard area of approximately 301.10m<sup>2</sup> (3,241 ft<sup>2</sup>) provides an almost unique opportunity for tenants. Alternatively, this could provide an exceptional parking opportunity if preferred.



RENT	£36,000 per annum exclusive of outgoings. We understand that the premises are not registered for V.A.T.
TERMS	A new full repairing and insuring lease is available, the duration of which is subject to negotiation.
DEPOSIT	A deposit will be required upon completion and held by the landlords for the duration of the lease.

Cont'd ....

RATES                      Rateable value £15,750 (This is not the amount payable)  
All parties are advised to make their own enquires for confirmation of amount payable.

VIEWING                By confirmed appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: E**



