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



COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## AIR CONDITIONED INDUSTRIAL UNIT WITH OFFICES TO LET

## UNIT 10, MILLSTREAM TRADING ESTATE CHRISTCHURCH ROAD, RINGWOOD. BH24 3SB

**LOCATION** Millstream Trading Estate is situated on the southern side of

Ringwood and just off the B3347 Christchurch Road, approximately

1 mile from the A31 dual carriageway that provides access to

Bournemouth, Poole, Southampton and the

motorway link to London.

**DESCRIPTION** This end of terrace unit provides storage/production area on the

ground floor with quality open plan office accommodation on the first

floor.

ACCOMMODATION

Gross internal dimensions approx. 20.71m x 11.12m (67'11" x 36'6") providing approx. 230.22m<sup>2</sup> (2,478 ft<sup>2</sup>) on the ground floor.

First floor offices with mezzanine approx. 2,442 ft² mainly open plan with single office and meeting room.

## Features include:-

- Air conditioning
- Male & Female toilet facilities
- Modern fully fitted kitchen
- 3 phase electricity
- Roller shutter door & personal door
- Suspended ceilings and integrated lighting



Cont'd ....

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.



**PARKING** 

Parking across the width of the unit, together with additional parking along the whole of the depth of the end wall.

**RENT** 

£22,750 per annum exclusive of outgoings, payable quarterly in advance.

**LEASE TERMS** 

A new full repairing and insuring lease with upward only rent reviews at 3 yearly intervals 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.

Cont'd ....





**RATES** Rateable Value £31,000

For the year 2023/24 the amount payable we would estimate to be £15,469 per annum but we recommend that you verify this information with the Local

Rating Authority.

**DEPOSIT** Deposit will be required by the landlord and held for the duration of the lease.

**VIEWING** By confirmed appointment only please through the Agents, no casual callers

will be admitted.

## **ENERGY PERFORMANCE ASSET RATING: TBC**



