

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 ² (2,478 ft ²) on the ground floor. First floor offices with mezzanine approx. 2,442 ft ² mainly open plan with single office and meeting room. Features include:- <ul style="list-style-type: none">• 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



PARKING

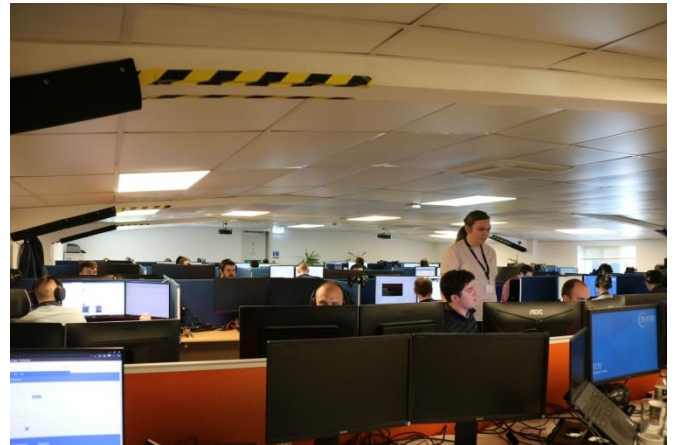
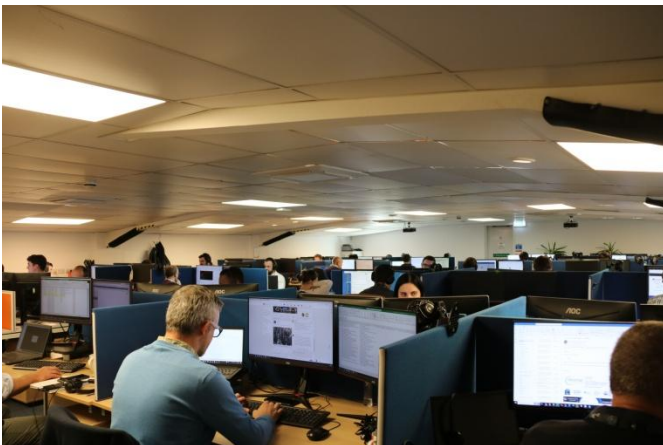
Parking across the width of the unit, together with additional parking along the whole of the depth of the end wall.

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.

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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

