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#### COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## WORKSHOP/STORAGE PREMISES TO LET

## Approx. 767 ft<sup>2</sup>

# A3 The Forelle Centre, Black Moor Road, Ebblake Industrial Estate, Verwood, Dorset. BH31 6BB

LOCATION The Ebblake Industrial Estate is situated just over 4 miles north of the A31

dual carriageway at Ringwood, providing good access to the M27, M3 motorways, together with the A338 dual carriageway leading to

Bournemouth International Airport and the south coast.

DESCRIPTION The Forelle Centre is a small development of units that are mainly occupied by

electronic type users thereby always providing a clean and tidy appearance.

Mid terrace unit is approximately 8.97m x 7.95m (29'5" x 26'1")

internally. Gross area approx. 71.26m<sup>2</sup> (767 ft<sup>2</sup>)

Internally there is an office/reception plus toilet facilities. The remainder is works/storage space of full height with an eaves height in the region of 17'0". Manual roller shutter door, 3 phase electricity, steel portal frame construction.



Gross Internal Area approx. 767 ft<sup>2</sup>

Cont'd ....



PARKING There is a parking apron to the front of the premises for several vehicles plus

the possibility of limited additional casual parking.

RATES Rateable value £6,800.00

(In most circumstances, due to the low rateable value, no business rates will be payable but we would recommend any interested parties confirm this with the

Local Rating Authority).

LEASE TERMS New excluded full repairing and insuring lease is available, the duration of

which is subject to negation.

LEGAL COSTS Both parties to be responsible for own legal costs incurred in this transaction.

RENT £10,250 per annum, exclusive of outgoings.

DEPOSIT A deposit will be required by the landlord equal to one full quarters rent,

payable on or before completion of the lease and held for the duration of the

lease.

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VALUE ADDED We are informed that the rent is not subject to V.A.T.

TAX

SERVICE A service charge is payable in respect of the upkeep of the landscaped area,

CHARGE management and common parts of this small development.

VIEWING By appointment only please through the Agents.

### **ENERGY PERFORMANCE ASSET RATING: D**