INDUSTRIAL/WAREHOUSE UNIT TO LET

11-12 STAG BUSINESS PARK, CHRISTCHURCH ROAD, RINGWOOD, BH24 3AS

LOCATION   The Stag Business Park is situated on the southern side of Ringwood and just off the B3347 Christchurch Road approximately one mile from the A31 dual carriageway that provides access to Bournemouth, Poole, Southampton and the motorway link to London.

DESCRIPTION   An end terrace unit providing the following accommodation:
Internal dimensions approx. 12.58m x 12.12m (41'3" x 39'9") overall providing approx. 152.46m² (1640 sq. ft.).
Mezzanine approx. 12.12m x 8.35m (39'9" x 27'5") plus, providing approx. 127.88m² (1376 sq. ft.) of open plan area.
Eaves height approx. 6.10m (20'0"). But with lower level under mezzanine.

- Toilet facilities.
- Three phase electricity.
- Two manual roller shutter doors.
  Personal door and window.

Gross Internal Area approx. 280.29m² (3,016 sq. ft.)
Including Mezzanine Approx. 127.88m² (1,376 sq. ft.)

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PARKING   Parking apron to the front of the premises plus Estate Car Park.

RENT   £24,000 plus VAT per annum exclusive of outgoings payable quarterly in advance.

LEASE TERMS   A new full repairing and insuring under-lease 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.

RATES   Rateable Value £17,250
Rates Payable £8,607.75 for 2025/26
(Interested parties are advised to verify these figures with the local rating authority).

VIEWING   By confirmed appointment only, please through the agents.

ENERGY PERFORMANCE CERTIFICATE: C