

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE UNIT FOR SALE OR 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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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.

PRICE	\pounds 350,000 plus VAT for the remainder of the long leasehold interest
	Alternatively
	The premises are available on a new full repairing and insuring under-lease at $\pounds 24,000$ plus VAT per annum exclusive of outgoings payable quarterly in advance.
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 2023/24 (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







PARKING





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