

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP FOR SALE

***12 CRANE WAY, WOOLSBRIDGE INDUSTRIAL PARK,
THREE LEGGED CROSS, DORSET. BH21 6FA***

LOCATION This trading estate is situated approximately three miles or so from the junction of the A31/A338 intersection at Ashley Heath, with dual carriageways providing access to Bournemouth, Poole and Southampton, with the motorway link to London.

DESCRIPTION Internal dimensions: 12.27m x 6.27m (40'3" x 20'7")
This includes a Reception/Office 2.0m x 2.31m (9'10" x 7'7")
with personal door

- Fitted manual roller shutter door
- Small mezzanine storage area 14' x 10'
- 3 phase electricity
- Toilet

Parking apron to the front of the unit plus, we are informed, two spaces opposite the unit.



Gross internal area approx. 76.65 m² (825 ft²)

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- TENURE** We have been verbally informed that the unit is held on the remainder of the original 999 year lease, but we have not had sight on this document.
- PRICE** £120,000 for the remainder of the long leasehold.
- RATES** Rateable value: £7,100
- We understand that because of the low rateable value on these premises, no business rates will be payable in most instances. We would however recommend all interested parties to confirm this information on these premises with the local authority.
- 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.
- VAT** Unless otherwise stated, all prices quoted are exclusive of VAT. Intending lessees must satisfy themselves as to the incidence or otherwise of VAT in respect of any transaction.
- VIEWING** By appointment only please through the Agents who holds a key.
- DIRECTIONS** From Ringwood, leave by the A31 in direction of Bournemouth, take the left filter signposted Ashley Heath and Three Legged Cross, continuing over the underpass and leave by the third exit into Horton Road. Proceed for approximately three miles, then turn left into the Woolsbridge Industrial Park. After a few yards, take the first turning on the right into Crane Way and at the 'T' junction turn left and Unit 12 can be seen on the right.

ENERGY PERFORMANCE ASSET RATING - TBC



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