

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FREEHOLD COMMERCIAL INVESTMENT OPPORTUNITY

***UNIT 7 - 8, 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 double unit provides substantial factory space with quality office accommodation.
ACCOMMODATION	Gross internal dimensions 23.0m x 20.9m (75'6" x 68'7")



**Gross Internal Area approx. 480.70m² (5,172 ft²) plus first floor offices
approx. 185.34m² (1,995 ft²)**

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ACCOMMODATION **Factory:** Approx. 310m² (3,337 ft²) most of which is full height, roller shutter doors both to the front and rear of the premises.

Two mezzanine areas.

Offices: Fully air conditioned offices mainly at first floor level, meeting room, kitchen, male and female toilet facilities.

All fully fitted to a high standard.

PARKING Parking to the front of the unit provides for approximately 7/8 car parking spaces.

LEASE The premises are let to Solar Service Solutions Limited with guarantors on a 6 year excluded full repairing and insuring lease from 27th March 2023. There is a tenant option to break at the end of year 3 subject to a minimum of 6 months prior notice in writing.

Rent: Current passing rent £59,500 per annum with upward only open market rent review at the end of year 4. A rental deposit is held by the landlord.

PRICE £675,000 for this freehold investment.

V.A.T. We are informed that the property is not subject to V.A.T,

VIEWING By confirmed appointment only please through the agents.



ENERGY PERFORMANCE ASSET RATING: E

