

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## WORKSHOP TO LET

***UNIT 1, 26 FOXBURY ROAD, ST. LEONARDS, RINGWOOD,  
HAMPSHIRE. BH24 2SG***

**LOCATION** The unit forms part of a very small complex of workshop units approached via a long private drive in a semi rural location with nearby access to the A31 dual carriageway leading to the South Coast and West Country together with Southampton and the motorway network, to the east.

**DESCRIPTION** A semi-detached older style unit providing open plan workshop area plus office, storeroom, kitchen and separate W.C.

Workshop area 60'5" x 22'11" (18.43m x 7.00m) internally

Office 13'2" x 8'1" (4.01m x 2.47m)

Store 13'2" x 6'11" (4.01m x 2.12m)

Kitchen 9'8" x 7'8" (2.94m x 2.34m)

Suspended ceiling with ceiling height 9'10" (3.00m)

Stairs to first floor storage 15'9" x 12'11" (4.8m x 3.94m) timber panelled.

Three phase electricity.



**Gross internal area approx. 157 m<sup>2</sup> (1,690 ft<sup>2</sup>)**

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OUTSIDE	Parking area for a number of vehicles.
RENT	£12,000 per annum exclusive of outgoings payable monthly in advance.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
RATES	Rateable Value: £6,900 but in most instances tenants can apply to the Local Authority to be exempt from business rate charges.
DEPOSIT	A rental deposit will be required equal to 5 months rent and held by the landlord for the duration of the lease.
V.A.T.	We understand that the property is not registered for V.A.T. purposes.
VIEWING	By appointment only, please through the agents.
DIRECTIONS	From the roundabout on the A31 at St Leonards turn left into Boundary Lane. After approximately one mile turn right into Foxbury Road then, after five speed humps the entrance drive can be found on the right after 100 yards from the last hump and the unit can be seen on the left.

**ENERGY PERFORMANCE ASSET RATING: E**





