

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## SUBSTANTIAL FACTORY UNIT WITH AIR CONDITIONED OFFICES

**FOR SALE OR TO LET**  
**FLEXIBLE OPTIONS AVAILABLE**

***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, or single unit if required.
ACCOMMODATION	Gross internal dimensions 23.0m x 20.9m (75'6" x 68'7")



**Gross Internal Area approx. 480.70m<sup>2</sup> (5,172 ft<sup>2</sup>) plus first floor offices  
approx. 185.34m<sup>2</sup> (1,995 ft<sup>2</sup>)**

## ACCOMMODATION

**Factory:** Approx. 310m<sup>2</sup> (3,337 ft<sup>2</sup>) most of which is full height, roller shutter doors both to the front and rear of the premises.

Two mezzanine areas 35m<sup>2</sup> (377 ft<sup>2</sup>) and 69m<sup>2</sup> (743 ft<sup>2</sup>)

**Offices:** Works office 9.34m x 3.32m (30'8" x 10'11")  
Meeting room 4.45m x 3.01m (14'7" x 10'2")  
Kitchen, male and female toilet facilities.

**First Floor:** Providing four air conditioned offices 185.34m<sup>2</sup> (1,995ft<sup>2</sup>)

With suspended ceilings and integrated lighting, computer trunking, fully carpeted.



## PARKING

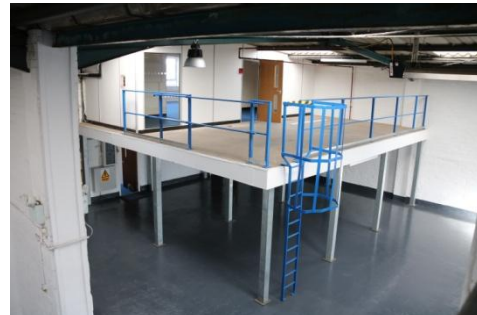
Parking to the front of the unit provides for approximately 7/8 car parking spaces, or one half of parking if single unit.

## TERMS

### Options available:-

1. New F.R.I. underlease, until 26<sup>th</sup> March 2026 at £45,000 per annum exclusive.
2. Assignment of existing excluded lease from 27<sup>th</sup> March 2023 but with option to break at end of 3 years. Current rent £59,500 per annum with upward only rent review at end of 4 years.
3. New F.R.I. lease at £59,500 per annum, duration and terms subject to negotiation.
4. Freehold £675,000 with vacant possession.

DEPOSIT	A deposit will be required by the landlord and held for the duration of the lease.
V.A.T.	We are informed that the property is not subject to V.A.T.
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.
BUSINESS RATES	Rateable value: £49,250
VIEWING	By confirmed appointment only please through the agents.



**ENERGY PERFORMANCE ASSET RATING: E**

