

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***

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

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 35m² (377 ft²) and 69m² (743 ft²)

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 185.34m² (1,995ft²)

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. Most of Unit 7 on new F.R.I. underlease, rent dependant on area required.
2. Assignment of existing excluded lease from 27th 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.

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| 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

