

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE UNIT

FOR SALE OR TO LET

UNIT 14, FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, FORDINGBRIDGE. SP6 1BD

LOCATION Fordingbridge is a busy town on the edge of the New Forest, with good access to the A338 that leads to Salisbury approximately 10 miles and Ringwood with the A31 trunk road approximately 6 miles. There is a population of over 6,000 plus a number of nearby villages in addition.

DESCRIPTION Fordingbridge Business Park is located on the western edge of the town of Fordingbridge and the property comprises an end of terrace of three industrial/warehouse units of steel portal frame construction with cavity brick and block work elevations and profile steel cladding to the walls and roof. The unit, we understand, was built in about 2002, is fitted in part with a mezzanine floor providing well appointed office space and storage. Ground floor has a full height area in part and radiator gas central heating is fitted throughout.



Gross Internal Area Approx. 165.74m² (1,784ft²)

Cont'd

ACCOMMODATION

Ground floor area approx. 1,130 ft²
Full height area 476 ft² with 4 metre high roller shutter door.
Reception, disabled toilet facilities, fitted gas boiler, 3 phase electricity.

First floor mezzanine approx. 654 ft²
Currently arranged as 3 office/storage areas. Suspended ceilings and inset category II lighting. Fitted kitchen approx. 2.67m x 2.02m



PARKING

Good onsite car parking for a number of vehicles plus access to the loading door. Some spaces are provided in the nearby overflow estate car park a few moments walk from the premises.

BUSINESS RATES

Rateable value - £12,000

Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates. We would, however, recommend that this is checked with the Local Rating Authority.

Cont'd

TENURE

Long leasehold – The property is available for sale with the residue of a 999 year lease.

A service charge is payable for the maintenance and upkeep of the common areas of the Estate. Currently, the quarterly charge amounts to £93.75 plus V.A.T. whilst there is an annual Common Land Insurance premium currently £38.41 plus V.A.T. if applicable.

PRICE

£197,500 plus V.A.T. for the remainder of the long leasehold interest.

Alternatively

The premises are available on a new full repairing and insuring under lease at £13,250 per annum plus V.A.T., the duration which is subject to negotiation.

VIEWING

By appointment only through the agents.



ENERGY PERFORMANCE ASSET RATING: D

