

## STORAGE UNIT - TO LET

***UNIT 5, 86 PARSONAGE, BARN LANE,  
RINGWOOD. BH24 1PZ***

**LOCATION** The premises are situated approximately half a mile from the centre of Ringwood, with nearby access to the A31 trunk road and main roads to Bournemouth, Salisbury and the M27 leading to the motorway network to London.

**DESCRIPTION** Warehouse 12.19m x 7.47m (40'0" x 24'6") internally  
Gross area 91.04m<sup>2</sup> (980 ft<sup>2</sup>) overall internal dimensions

Three phase electricity  
Daylight roof panels  
High roller shutter door

The unit is for storage only with no toilet facilities.  
Space for loading and unloading but no permanent parking available apart from casual parking in Parsonage Barn Lane.



**Gross internal area approx 91.04m<sup>2</sup> (980 ft<sup>2</sup>)**

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TERMS	A new repairing and insuring agreement is available, the duration of which is subject to negotiation.
RENT	£7,000 per annum, exclusive of outgoings.
RATES	Rateable value: £8,700  Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From the roundabout beside the main Ringwood car park, leave by Southampton Road signposted Poulner. After a short distance turn right into Parsonage Barn Lane, just before reaching the flyover. Continue around the sharp right hand corner and the entrance to 86 Parsonage Barn Lane can be found on the right after several hundred yards.

**ENERGY PERFORMANCE ASSET RATING: TBA**