

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/STORAGE PREMISES TO LET

Gross Area Approx. 1,605 ft²

Unit B4 The Forelle Centre, Blackmoor Road, Ebblake Industrial Estate, Verwood, Dorset. BH31 6BB

LOCATION

The Ebblake Industrial Estate is situated just over 4 miles north of the A31 dual carriageway at Ringwood, providing good access to the M27, M3 motorways, together with the A338 dual carriageway leading to Bournemouth International Airport and the south coast.

DESCRIPTION

The Forelle Centre is a small development of units that are mainly occupied by electronic type users thereby always providing a clean and tidy appearance.

End terrace unit, available due to relation, approximately 12.62m x 7.72m (41'5" x 25'4") providing a ground floor internal area of approx. 97.43m² (1,049 ft²)

Internally there is an office/reception area plus toilet facilities. The remainder is full height with an eaves height in the region of 17'0" but with mezzanine storage approximately 17.02m x 6.70m (25'4" x 22'0"). Manual roller shutter door, 3 phase electricity, steel portal frame construction, gas heater.



**Gross Internal Area approx. 149.11m² (1,605 ft²)
including Mezzanine 51.65m² (556 ft²)**

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- PARKING** There is a parking apron to the front of the premises for several vehicles plus the possibility of limited additional casual parking.
- RATES** Rateable value £10,750
- (In most circumstances, due to the low rateable value, no business rates will be payable but we would recommend any interested parties confirm this with the Local Rating Authority).
- LEASE TERMS** New excluded full repairing and insuring lease is available, the duration of which is subject to negotiation.
- LEGAL COSTS** Both parties to be responsible for own legal costs incurred in this transaction.



SPECIAL NOTE: *The internal photos are library photographs as currently the unit is fully fitted and stocked as part of a showroom but the premises will be returned to a similar condition to the above except the orange paint work is now mid grey in colour.*

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RENT	£14,000 per annum, exclusive of outgoings.
DEPOSIT	A deposit will be required by the landlord equal to one full quarters rent, payable on or before completion of the lease and held for the duration of the lease.
VALUE ADDED TAX	We are informed that the rent is not subject to V.A.T.
SERVICE CHARGE	Leasehold premises are usually subject to a service charge in respect of the upkeep, management of common parts within the development. We are informed that annually this amounts to £318.02 for this unit, until January 2025 review.
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: C

