

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## SUBSTANTIAL WAREHOUSE/INDUSTRIAL PREMISES TO LET

***UNIT 16, SANDLEHEATH INDUSTRIAL ESTATE,  
SANDLEHEATH, FORDINGBRIDGE. SP6 1PA***

**LOCATION** The unit is located in the well established Sandleheath Industrial Estate with access off Old Brickyard Road, north west of the centre of Fordingbridge. The main A338 is situated beside the Avon town of Fordingbridge and provides access to the city of Salisbury to the north while Ringwood is some 6 miles or so to the south with the junction of the A31 trunk road leading to the east and west.

**DESCRIPTION** This semi-detached unit provides an almost entirely open warehouse space with good eaves height and small first floor storage over the reception area.

Gross internal dimensions approximately 19.94m x 19.35m (65'5" x 63'6") providing a net internal area of approximately 380.34m<sup>2</sup> (4,094 ft<sup>2</sup>)

Two toilets and kitchenette, reception area, 3 phase electricity.  
Roller shutter door approx. 4.73m x 3.00m (15'6" x 10'2")



**Internal Area Approx. 380.34m<sup>2</sup> (4.094 ft<sup>2</sup>)**

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- OUTSIDE** There is a substantial parking area for vans and cars both outside the unit and immediately opposite.
- RENT** £25,000 per annum plus V.A.T. exclusive of outgoings.
- LEASE** A new and full repairing and insuring lease is available, the duration of which is subject to negotiation.
- DEPOSIT** A rental deposit will be required upon completion.
- SERVICE CHARGE** Estate 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.
- RATES** Rateable value: £29,500
- It is estimated that the rates payable under most circumstances amounts to £14,220.50 for the year 2024/25 but we urge interested parties to verify these figures with the Local Rating Authority.
- VIEWING** By appointment only please through agents, who hold a key.

**ENERGY PERFORMANCE ASSET RATING: D**



