

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/STORAGE PREMISES TO LET

Approx. 774 ft²

A4 The Forelle Centre, Black Moor 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 and are mainly occupied by electronic type users thereby always providing a clean and tidy appearance.

End of terrace unit is approximately 9.02m x 7.98m (29'7" x 26'2") internally. Gross area approx. 71.91m² (774 ft²)

Internally there is an office/reception plus toilet facilities. The remainder is works/storage space of full height with an eaves height in the region of 17'0". Manual roller shutter door, 3 phase electricity, steel portal frame construction.



Approx. 774 ft² Gross Area

Cont'd ...



- 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 from 1st April 2026

(Under current Government legislation, with such a low rateable value, no rates are payable provided the tenants do not hold additional commercial premises. We would recommend that interested applicants contact the Local Rating Authority to verify this).
- 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.
- RENT** £10,250 per annum, exclusive of outgoings.
- DEPOSIT** A deposit equal to one full quarters rent will be required by the landlord and held for the duration of the lease.
- SERVICE CHARGE** A service charge is payable in respect of the upkeep of the landscaped area, management and common parts of this small development.
- VIEWING** By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: E

