

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## WORKSHOP/STORAGE PREMISES TO LET – LEASE ASSIGNMENT

**Approx. 767 ft<sup>2</sup>**

***A3 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 are mainly occupied by electronic type users thereby always providing a clean and tidy appearance.
- Mid terrace unit is approximately 8.97m x 7.95m (29'5" x 26'1") internally. Gross area approx. 71.26m<sup>2</sup> (767 ft<sup>2</sup>)
- 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.



**Gross Internal Area approx. 767 ft<sup>2</sup>**

Cont'd ....



Library Photo

**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

This is not the amount payable and we would recommend interested parties to contact the Local Authority regarding individual levels of business rate relief available.

**LEASE TERMS** An assignment of the lease dated 4<sup>th</sup> June 2025 for a term of 6 years commencing 4<sup>th</sup> June 2025 but with a break option on the 4<sup>th</sup> June 2028 subject to a minimum of 6 months prior notice. The lease is excluded full repairing and insuring terms.

A copy of the lease is available upon application.

**LEGAL COSTS** Both parties to be responsible for own legal costs incurred in this transaction.

**RENT** £10,250 per annum, exclusive of outgoings.

Cont'd ....

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	A service charge is payable in respect of the upkeep of the landscaped area, management and common parts of this small development. For the year 2026 this amount to £507.00
VIEWING	By appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: D**

