

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP TO LET

***UNIT 2, 26 FOXBURY ROAD, ST. LEONARDS, RINGWOOD,
HAMPSHIRE. BH24 2SG***

LOCATION The unit forms part of a very small complex of workshop units approached via a long private unmade drive in a semi rural location with nearby access to the A31 dual carriageway leading to the South Coast and West Country together with Southampton and the motorway network, to the east.

DESCRIPTION A semi-detached older style unit with sliding loading door. LED strip lighting. Toilet and wash basin. Roof has just been overlaid with steel roofing sheets.

Main workshop area 39'6" x 21'2" (15.97m x 7.55m) internally. **130.57m² (129.7ft²)**

Door to office/store 25'0" x 10'1" (7.6 x 3.07) **23.33m² (251ft²)**.

Three Phase Electricity.



Gross internal area approx. 143.81m² (1,548 ft²)

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OUTSIDE	Concrete hard standing for parking several vehicles within a few yards of the premises.
RENT	£12,000 per annum exclusive of outgoings payable monthly in advance.
LEASE TERMS	A new excluded repairing and insuring in house lease is available, the duration of which is subject to negotiation.
RATES	Rateable Value: £10,500 but in most instances tenants can apply to the Local Authority to be exempt from business rate charges.
DEPOSIT	A rental deposit will be required on or before completion of the lease equal to 5 months rent and held by the landlord for the duration of the lease.
V.A.T.	We understand that the property is not registered for V.A.T. purposes.
SPECIAL NOTE	The premises are suitable for a number of trades but the landlords will not consider anyone from the motor trade in this instance.
VIEWING	By appointment only, please through the agents.
DIRECTIONS	From the roundabout on the A31 at St Leonards turn left into Boundary Lane. After approximately one mile turn right into Foxbury Road then, after five speed humps the metal gates and entrance drive can be found on the right after 100 yards from the last hump and the unit can be seen to the left hand side of the drive.

ENERGY PERFORMANCE ASSET RATING: TBA



