

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/WAREHOUSE PREMISES TO LET

UNIT 5, THE GLENMORE CENTRE, SANDLEHEATH INDUSTRIAL ESTATE, FORDINGBRIDGE. SP6 1TE

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 mid-terrace unit provides almost entirely open works area with a good eaves height.

Ground floor GIA 62.43m² (672 ft²) and first floor part mezzanine 31.22m² (336 ft²)

Disabled toilet and tea point.

The unit is accessed via a personal door with shutter and loading door. The lower elevations are of facing brick with blockwork inner wall and steel cladding to the upper elevations under a pitched steel clad roof incorporating daylight panels all supported upon a steel portal frame. Arranged as part full height warehouse and part timber decked mezzanine. three phase electricity and gas point.



Gross Internal Area Approx. 93.64m² (1,008 ft²)

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- OUTSIDE** There are 2 parking spaces with the unit plus loading space.
- RENT** £7,350 per annum exclusive of outgoings plus V.A.T.
- LEASE** A new 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** We are informed that the service charge currently amounts to £113 for the half yearly period and subject to a review in July 2026.
- RATES** Rateable value: £9,900
- We understand that with the low rateable value on these premises, no business rates will be payable in most circumstances. We would however recommend all interested parties to confirm this information on these premises with the local authority.
- VIEWING** By appointment only please through agents.

ENERGY PERFORMANCE ASSET RATING: D



