

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WAREHOUSE/INDUSTRIAL UNIT TO LET

***UNIT 9 PARKSIDE, CHRISTCHURCH ROAD, RINGWOOD,
HAMPSHIRE. BH24 3SG***

LOCATION Parkside is a popular trading estate situated on the southern side of Ringwood and just off the B3347 Christchurch Road, approximately one mile from the access onto the A31 dual carriageway. This major trunk road provides access to Southampton and the motorway link to London, in the east with Bournemouth, Poole and the West Country to the west.

DESCRIPTION An end of terrace unit providing full height industrial space throughout.

Internal dimensions: 18.48m x 12.37m (60'7" x 40'7") providing 228.59m² (2,460ft²)

- Three phase electricity.
- Gas heater
- Roller shutter door & personal door
- Toilet



Gross Internal Area approx. 228.59m² (2,460ft²)

Cont'd

- PARKING** A generous parking apron to the front of the premises for a number of vehicles plus an additional 6 spaces in the adjacent car parking area.
- RENT** £23,500 per annum exclusive of outgoings.
Rent reviews at three yearly intervals.
- VALUE ADDED TAX** Unless otherwise stated, all prices quoted are exclusive of V.A.T. Intending lessees must satisfy themselves as to the incidence of V.A.T. in any transaction.
- LEASE TERMS** A new full repairing and insuring excluded lease is available, the duration of which is subject to negotiation.
- SERVICE CHARGE** Leasehold premises are often subject to a service charge in respect of upkeep, management and maintenance charges 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 £24,000

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.
- DEPOSIT** A rental deposit will be required.
- VIEWING** By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE RATING: D

