

## WORKSHOP TO LET

***UNIT 3, 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 detached older style unit with electric roller shutter door and personal door with security grill LCD strip lighting. Toilet and wash basin.
- Workshop 39'6" x 21'2" (12.03m x 6.45m) internally.  
Three Phase Electricity.



**Gross internal area approx. 77.57 m<sup>2</sup> (835 ft<sup>2</sup>)**

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OUTSIDE	Parking/storage area for a few vehicles.
RENT	£9,250 per annum exclusive of outgoings payable monthly in advance.
LEASE TERMS	A new excluded repairing and insuring lease is available, the duration of which is subject to negotiation.
RATES	Rateable Value: £6,000 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 equal to 5 months rent and held by the landlord for the duration of the lease.
SPECIAL NOTE	The premises are suitable for a number of trades but the landlords will not consider anyone from the motor trade.
V.A.T.	We understand that the property is not registered for V.A.T. purposes.
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 right.

**ENERGY PERFORMANCE ASSET RATING: D**





