

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE UNIT TO LET

***UNIT 14, FORDINGBRIDGE BUSINESS PARK, ASHFORD
ROAD, FORDINGBRIDGE. SP6 1BD***

LOCATION Fordingbridge is a busy town on the edge of the New Forest, with good access to the A338 that leads to Salisbury approximately 10 miles and Ringwood with the A31 trunk road approximately 6 miles. There is a population of over 6,000 plus a number of nearby villages, in addition.

DESCRIPTION Fordingbridge Business Park is located on the western edge of the town of Fordingbridge and the property comprises an end of terrace of three industrial/warehouse units of steel portal frame construction with cavity brick and block work elevations and profile steel cladding to the walls and roof. The unit, we understand, was built in about 2002, is fitted in part with a mezzanine floor providing well appointed office space and storage. Ground floor has a full height area in part and radiator gas central heating is fitted throughout.



Gross Internal Area Approx. 165.74m² (1,784ft²)

Cont'd

ACCOMMODATION

Ground floor area approx. 1,130 ft²
Full height area 476 ft² with 4 metre high roller shutter door.
Reception, disabled toilet facilities, fitted gas boiler, 3 phase electricity.

First floor mezzanine approx. 654 ft²
Currently arranged as 3 office/storage areas. Suspended ceilings and inset category II lighting. Fitted kitchen approx. 2.67m x 2.02m



PARKING

Good onsite car parking for a number of vehicles plus access to the loading door. Fitted EV charging point.
Some spaces are provided in the nearby overflow estate car park a few moments walk from the premises.

Cont'd

BUSINESS RATES

Rateable value - £15,250 (April 2026)

This is not the amount payable, we would recommend that interested parties contact the Local Rating Authority as there several allowances available dependent upon individual circumstances.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of the common areas of the Estate. Currently, the quarterly charge amounts to £93.75 plus V.A.T.

RENT

The premises are available on a new full repairing and insuring under lease at £15,500 per annum plus VAT the duration of which is subject to negotiation.

VIEWING

By appointment only through the agents.



ENERGY PERFORMANCE ASSET RATING: D

