

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP UNIT TO LET

***10 JUBILEE COURT, DAGGONS ROAD,
ALDERHOLT, FORDINGBRIDGE. SP6 3AA***

LOCATION An individual commercial unit located at the end of a cul-de-sac just off the centre of Alderholt, approximately 3 miles from Fordingbridge and 5 miles or so from Ringwood.

DESCRIPTION This unit has an excellent eaves height with roller shutter door approximately 4 metres high and comprises an overall internal area of approximately 998 ft².

Currently arranged as two areas:-

Works area 7.13m x 8.75m (671 ft²) with personal door, kitchen area and toilet facilities, three phase electricity.

Adjoining this is an office area approx. 6.45m x 4.72m (327 ft²) sub-divided into two interconnecting offices with off peak electric heaters.



Gross internal area approx. 88.80 m² (998 ft²)

Cont'd

PARKING	There are three parking spaces included with the unit but additional casual parking is available close by.
RENT	£10,000 per annum exclusive of outgoings.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
RATES	Rateable Value: £8,500 We understand that due to the low rateable value, under most circumstances, no business rates will be payable with current legislation. Interested parties are advised to verify their individual situation with the Local Authority.
DEPOSIT	A deposit will be required by the landlord equal to 3 months rent and held for the duration of the lease.
VIEWING	By appointment only please, through the agents who hold keys.
DIRECTIONS	Continue towards the Churchill Arms near the centre of Alderholt on the B3078 and the entrance to a cul-de-sac opposite the public house with a sign Jubilee Court can be found and the commercial unit is situated at the end of this cul-de-sac through the security gates.

ENERGY PERFORMANCE ASSET RATING: D



