

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

STORAGE UNIT TO LET

***UNIT 4, 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 steel clad unit with fitted electric roller shutter door. Single phase electricity with power point and lighting.

Storage Unit - 49'0" x 18'9" (14.94m x 5.72m)



Internal area approx. 85.45 m² (919 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

OUTSIDE	There is an area to the front of the unit for loading and unloading but parking is available in the communal parking area.
SPECIAL NOTE	This unit is for storage only and not to be used as a workshop under planning restrictions.
RENT	£7,500 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	Subject to assessment.
DEPOSIT	A rental deposit will be required equal to 5 months rent and held by the landlord for the duration of the lease.
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: TBA



