

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WAREHOUSE/INDUSTRIAL UNIT TO LET

***UNIT 4 PARKSIDE, CHRISTCHURCH ROAD, RINGWOOD,
HAMPSHIRE. BH24 3SQ***

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 A mid terrace unit providing, in the main, full height warehouse space throughout.

Internal dimensions: 36.10m x 16.80m (118'8" x 55'2") providing 606.19m² (6,525ft²)
Full height warehouse approx. 476.04m² (5,124 ft²) with gas heaters, roller shutter door and 3 phase electricity.

Also on the ground floor there is a packaging/workroom, reception and ground floor office plus kitchenette and male and female toilet facilities.

From the reception stairs lead to the:

First floor offices 14.01m x 9.30m (46'3" x 30'6") providing approx. 130.15m² (1,401ft²)
This area is mainly open plan but includes a meeting room and private office.



**Gross Internal Ground Floor Area Approx. 606.19m²
(6,525ft²) plus First Floor 130.15m² (1,401ft²)**

PARKING

A generous parking area to the front of the unit for a number of vehicles plus loading space to the front of the roller shutter door.

RENT

£60,000 per annum exclusive of outgoings.

Rent reviews at three yearly intervals.

OUTGOINGS

The freeholders of Unit 4 also own and trade from Unit 6, trying to minimise outgoings, the services for both units are combined. Units 4 & 6 are virtually identical in size and are assessed for business rates, beneficial to both occupiers. Currently, for Unit 4 this would amount to £2,200 per month.

Heat, light and water supplies are also connected with some solar panels installed on Unit 4. The monthly outgoing charge including business rates would amount to £3,750 per month but subject to an annual review.

Building insurance would be re-charged annually based on the current premium/use.



SPECIAL NOTE

The unit has extensive warehouse racking plus a forklift truck that can be made available for the tenants use as part of the agreement.

LEASE TERMS

A new full repairing and insuring excluded lease is available, the duration of which is subject to negotiation.

DEPOSIT

A security deposit may be required.

VIEWING

By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE RATING: C



