NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

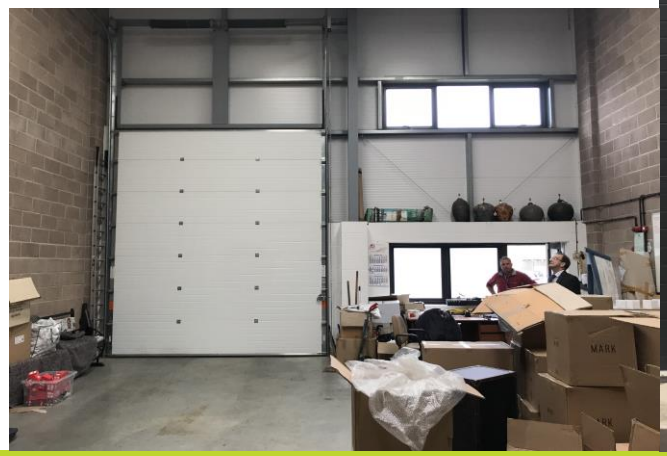
TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Unit 3B
Austin Park
Yeoman Road
Ringwood
BH24 3FG

1,180 sq ft (110 m^2)

Rent: £13,000 per annum exclusive



01202 556491
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Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

Austin Park is a small development of business units on the Forest Gate Business Park which connects to the busy B3347 Christchurch Road approximately half a mile to the south – east of Ringwood. The B3347 connects with the main A31 and the A338. The A31 connects with the M27/M3 motorway network and the A338 leads to Salisbury

DESCRIPTION

The premises have been constructed to the following specification:-

- Brick outer, blockwork inner wall construction
- Cladding to upper elevations
- Sloping steel clad insulated roof incorporating translucent daylight panels
- Steel frame
- Power floated concrete floor
- Sectional up and over loading door
- Unisex disabled WC
- Internal eaves height approximately 6.3 m
- Ground and first floor double glazed windows
- Separate personnel door
- Allocated car parking spaces

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

PLANNING

Detailed planning consent has been granted for B1 light industrial and B8 storage and distribution uses.

The permission states no delivery activity shall take place on the site in connection with the approved uses other than between the hours of 8.00 am and 21.00 Monday to Fridays and 8.30 am and 17.00 on Saturdays not including Sundays or recognised Public Holidays.

TENURE

The property is available to let on a new full repairing and insuring lease, for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£13,000 plus VAT per annum exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings, payable quarterly in advance by Standing Order.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings

LEGAL COSTS

As is customary the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £11,500 (1 April 2017)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (31)
The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

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01202 550233

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.