

Unit 3 Forest Close, Ebblake Industrial Estate, Verwood, 3 Forest Close, Ebblake Industrial Estate, Verwood, UK

Industrial

Constructed of steel portal frame with part cavity brick and block and part plastic coated profile sheeting walls supporting a corrugated roof with translucent panels.

Accommodation

The Unit has an internal width of 10.9M and depth of 11.95M giving a gross internal area of approximately 130.25 sq M, (1,402 sq ft) and comprises:- Separate WC Kitchenette Office (3.21M X 2.98M) Main Workshop A personnel door and concertina loading door situated to the front elevation give access to the main workshop which is mainly laid out to open-plan with a small office, converted kitchenette and separate WC located to the front left hand corner. Security bars have been fitted to each of the three front windows and a metal "gate" has been fitted to the outside of the front personnel door. The unit has a ridge height of approx. 5.5M and eaves height of approx. 4.76M. A ceiling-hung gas-fired space heater is located at high level adjacent the right hand party wall. (Not tested). However, please note that there is currently no gas supply to the property. Any tenant wishing to make use of this heater would need to arrange a suitable gas supply and ensure the heater is in good working order and is fit for purpose.

Features

- THREE PHASE ELECTRICITY
- SEPARATE WC
- CONCERTINA LOADING DOOR - HEIGHT 4.54M, WIDTH 2.96M
- ON SITE CAR PARKING SPACES

Location

The property is located on a purpose-built industrial estate on the outskirts of Verwood with good access via the A3081 Ringwood Road and A31 to the M27/M3. Verwood town centre is approx. 1 mile and Ringwood approx. 4 miles.

Area

1,402 ft² / 427 m² Measurements approximate

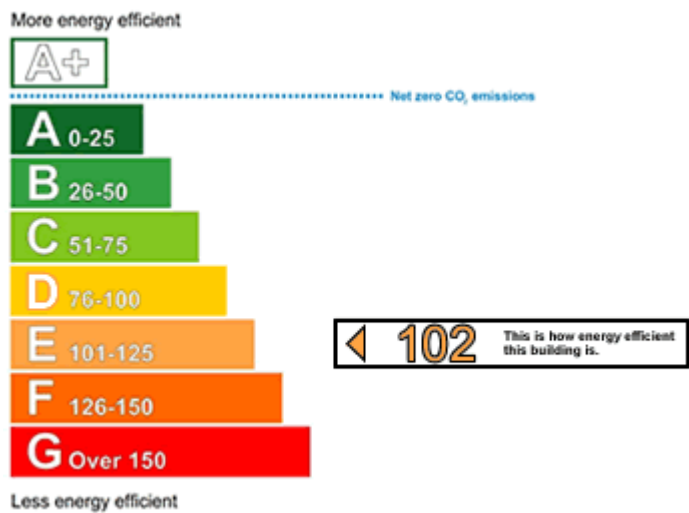
Rental

£11,200 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £9,600. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

102 energy rating Energy rating band E



Terms

A new 3 to 21 year FR&I Lease can be granted subject to 3 yearly rent reviews. Break Clauses are an option but are dependent on the length of term and covenant of the ingoing tenant. Subject to negotiation.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.



(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract.