

# TO LET

## REFURBISHED INDUSTRIAL/ WAREHOUSE PREMISES

1,233 SQ FT // 115 SQ M

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

**7 FOREST CLOSE**

EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6DE

## SUMMARY >

- 4.95M INTERNAL EAVES HEIGHT
- NEW ROOF
- NEW WINDOWS AND PERSONNEL DOOR

RENT: £12,500 PER ANNUM EXCL.



3 Allocated  
Parking Spaces



Loading Door



Internal Eaves  
Height



C - 72  
EPC Rating

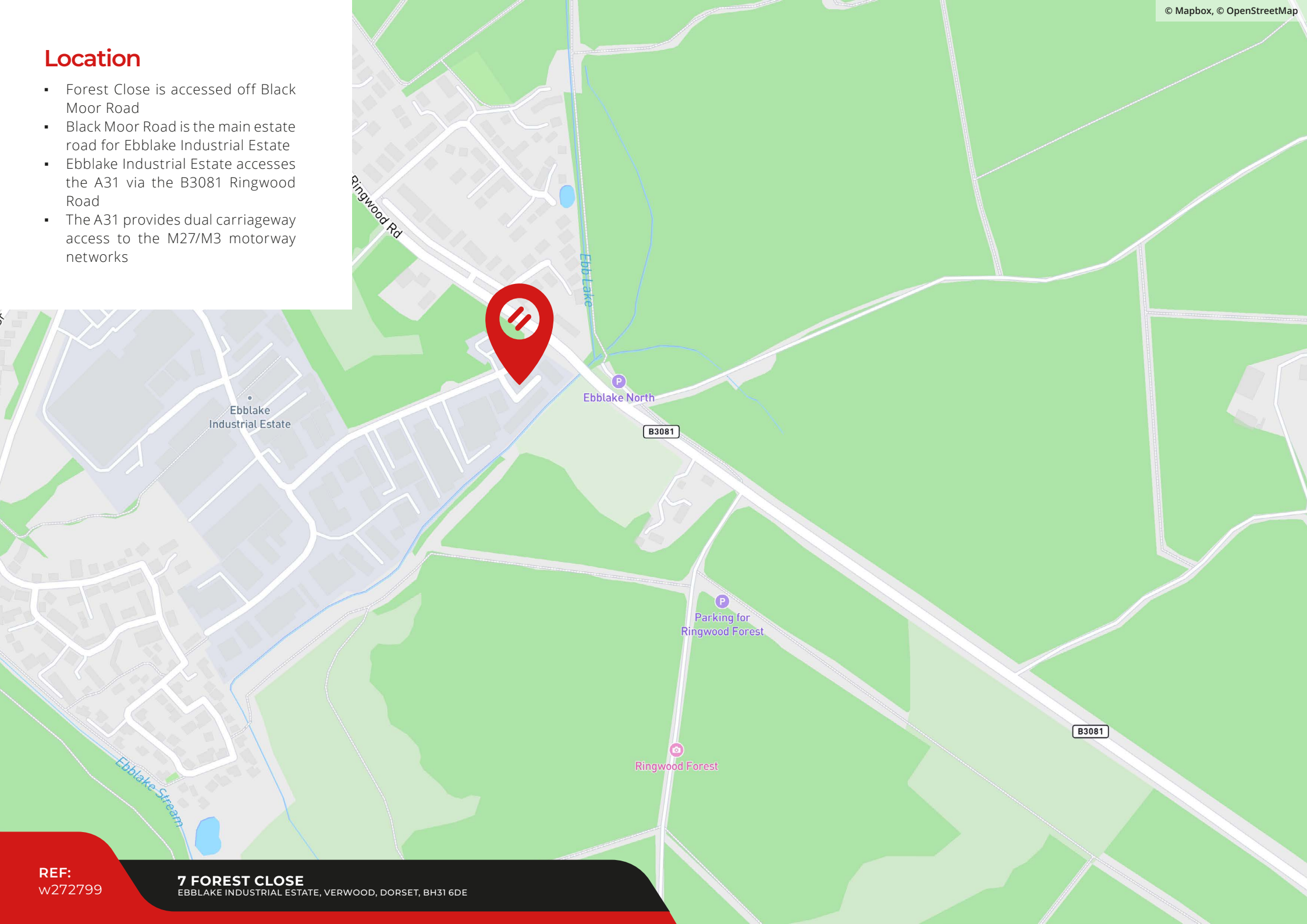
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**7 FOREST CLOSE**  
EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6DE



## Location

- Forest Close is accessed off Black Moor Road
- Black Moor Road is the main estate road for Ebblake Industrial Estate
- Ebblake Industrial Estate accesses the A31 via the B3081 Ringwood Road
- The A31 provides dual carriageway access to the M27/M3 motorway networks



## Description

- Mid-terrace
- Steel portal frame
- Concrete floor
- Brick/blockwork/profile steel cladding construction
- Internal eaves height c. 4.95m
- Concertina loading door c. 3m wide x 4.5m high
- New pitched insulated steel clad roof incorporating daylight panels
- New upvc double glazed windows
- New upvc double glazed personnel door

### Factory/Warehouse

- LED lighting
- Male and female WCs

### Offices

- Carpeted
- Telecom
- LED strip lights

### External

- 3 car spaces
- Concrete loading apron

## Accommodation

sq m sq ft

Ground floor factory/warehouse	115	1,233
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Rateable Value

£10,500 (from 1.4.23)



## Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

## Rent

**£12,500 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## EPC Rating

C - 72

## Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



### Chris Wilson

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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.