

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

APPROX. 173 SQ M (1,859 SQ FT)



**sibbett
gregory**



UNIT 1 FOREST CLOSE, EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6DE



- Approximately 1,859 sq ft (173 sq m)
- £19,950 per annum exclusive
- Located on the Ebblake Industrial Estate
- Detached unit
- 5 allocated parking spaces



LOCATION

Forest Close is located off Black Moor Road which is the main estate road for Ebblake Industrial Estate, in Verwood. The development is situated approx 2.7 miles from the A31 via the B3081 Ringwood Road.

The A31 provides dual carriageway access to the M27/M3 motorways.

DESCRIPTION

The property comprises a detached industrial/warehouse unit constructed with a steel portal frame and brick/blockwork cladding. The unit has a concertina loading door under a pitched steel roof incorporating translucent daylight panels.

Internally, the property has a small office at the front together with two toilet facilities and a mezzanine floor.

The property benefits from the following specification:

- Concrete ground floor
- Internal eaves height approximately 5m
- Concertina loading door 2.95m wide x 4.5m high
- Pitched steel overclad roof incorporating daylight panels with a flat roof to part
- LED lighting
- 3 phase electricity
- 4 car spaces on a concrete forecourt and 1 car space to the rear

The property has a gross internal area of approximately 1,859 sq ft (173 sq m) plus a mezzanine of 1,285 sq ft (119 sq m)

TENURE

The premises are available to let by way of a new Full Repairing & Insuring lease for a term to be agreed.

RENT

£19,950 per annum exclusive.

VAT is payable in addition to the rent.



ESTATE 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.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £19,750 with effect from 1 April 2023. The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The property has a rating of D-91. A copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.