



COURTWOOD BUSINESS PARK, FORDINGBRIDGE, SP6 1QD

OPEN STORAGE TO LET

4,320 TO 15,661 SQ FT (401.34 TO 1,454.95 SQ M)



Summary

OPEN STORAGE COMPOUNDS FROM 4,320 SQ FT - TO LET

Available Size	4,320 to 15,661 sq ft
Rent	£1,300 - £3,300 per month exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
Business Rates	To be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- 4,320 to 15,661 sq ft compounds available
- Only 7.5 miles distant from A31
- Concrete surface
- Gated and fenced compounds



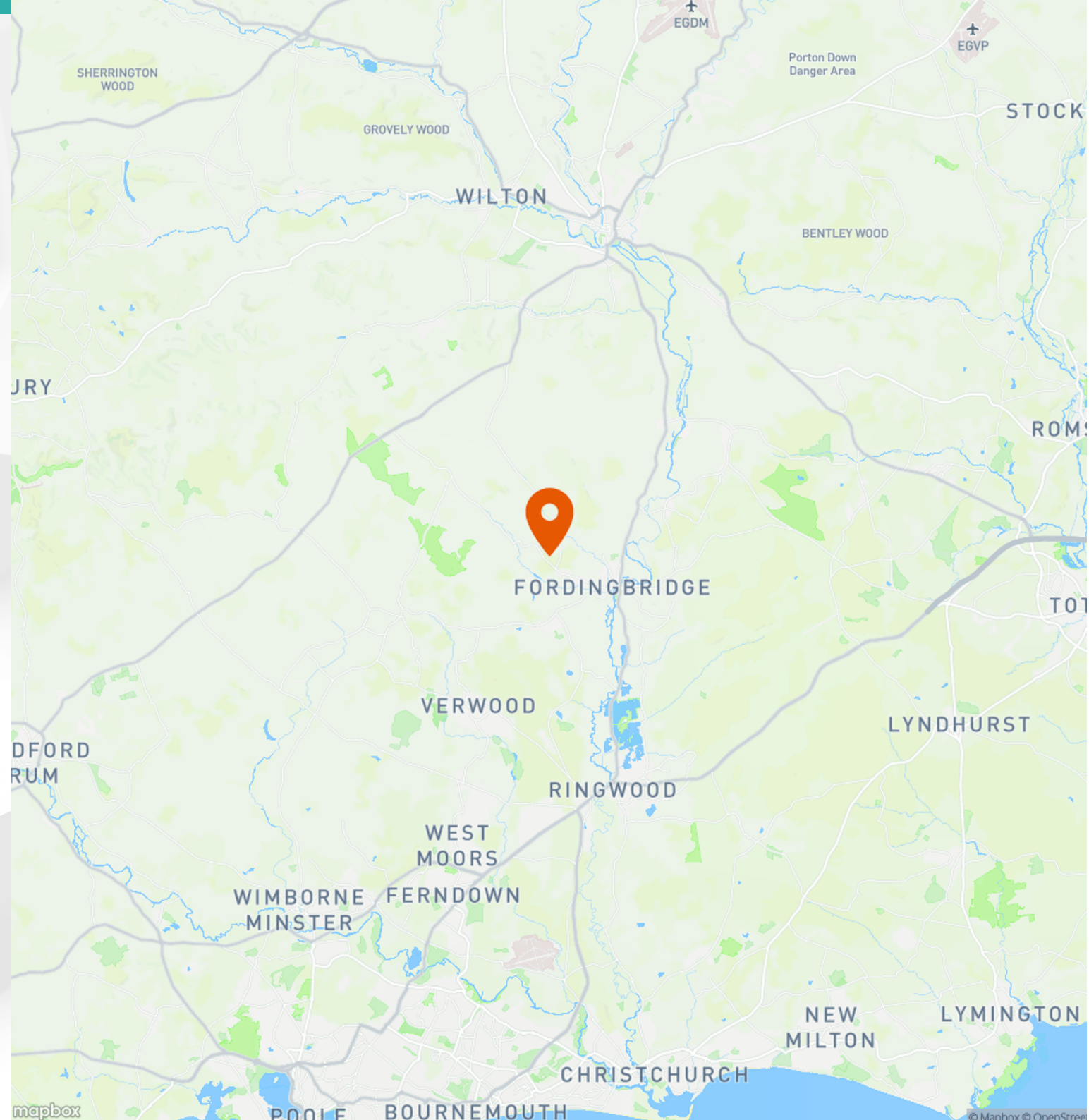
Location



**Courtwood Business Park,
Fordingbridge, SP6 1QD**

Courtwood Business Park is located on Court Hill which connects to Station Road providing access to Sandleheath and Fordingbridge.

The A338 from Fordingbridge then connects to the A31 to the south which is approximately 7.5 miles distant from the premises and provides links to the M27/M3 motorway networks and provides access to Downton and Salisbury to the north.





Further Details

Description

Open storage compounds from 4,320 sq ft up to 15,661 sq ft. All compounds have a brand new concrete surface, palisade gates and fencing, 3 phase power and water supply.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent
Outdoor - Compound C	4,320	£1,300 /month plus VAT
Outdoor - Compound E	5,311	£1,300 /month plus VAT
Outdoor - Compound F	10,350	£2,000 /month plus VAT
Total	19,981	

Viewings

Strictly by prior appointment through the sole agents.

Terms

Available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

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.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)