

TO LET

DETACHED INDUSTRIAL/WAREHOUSE PREMISES

NO MOTOR TRADE/LEISURE

1,859 SQ FT // 173 SQ M

**PLUS 1,285 SQ FT // 119 SQ M
MEZZANINE FLOOR**



BUSINESS SPACE

goadsby

1 FOREST CLOSE

EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6DE

SUMMARY >

- DETACHED
- 5M INTERNAL EAVES HEIGHT
- OVERCLAD STEEL ROOF

RENT: £18,500 PER ANNUM EXCL.



5 Allocated
Parking Spaces



Loading Door



5m
Internal Eaves
Height



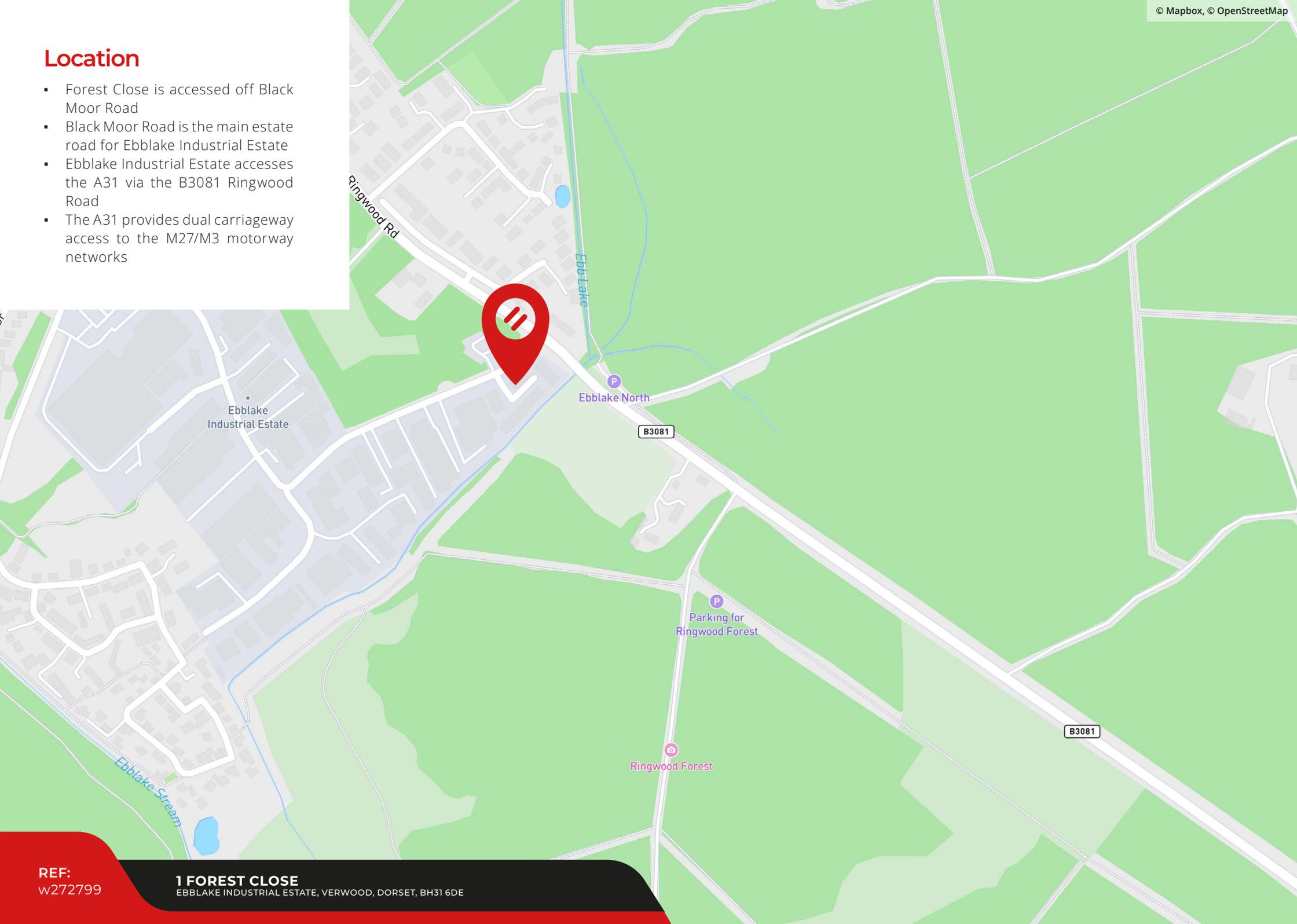
D - 91
EPC Rating

REF:
W272799

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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

- Detached
- Steel portal frame
- Concrete ground floor
- Brick/blockwork/profile steel cladding construction
- Internal eaves height approximately 5m
- Concertina loading door 2.95m wide x 4.5m high
- Pitched steel overlaid roof incorporating daylight panels with a flat roof to part

Factory/Warehouse

- 3 phase electricity with single phase meter
- Lighting
- Timber decked mezzanine floor with a suspended ceiling beneath incorporating recessed lighting and air conditioning unit

Ground Floor Offices

- Security alarm
- Male and female WCs
- Kitchenette
- New windows to be installed
- New personnel door to be installed
- Telecom

External

- Concrete loading apron
- 4 car spaces on a concrete forecourt and 1 car space to the rear

Accommodation

sq m sq ft

Ground floor factory/warehouse/offices	173	1,859
Plus mezzanine	119	1,285

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Rateable Value

£23,750 (from 1.4.26)





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01202 550055
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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

£18,500 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.

Viewing

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



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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](#).

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.

[goadsby.com](https://www.goadsby.com)