


TO LET
9,095 SQ FT

UNIT
15

KNIGHTON HEATH INDUSTRIAL ESTATE

855 Ringwood Road,
Bournemouth, BH11 8NE

 decoding.towels.desktop

REFURBISHED INDUSTRIAL WAREHOUSE

 Vail
Williams

 JLL



farmfoods

home bargains

Dunelm



TeamSport

Travis Perkins plc



Wickes

Tikmaxx

The RANGE
Home, Leisure & Garden

absolutemusic

safestore



Topps Tiles

SCREW FIX

Ringwood Road A3049

Wallisdown Road A3049

Mountbatten Roundabout

Ringwood Road A3049

LOCATION

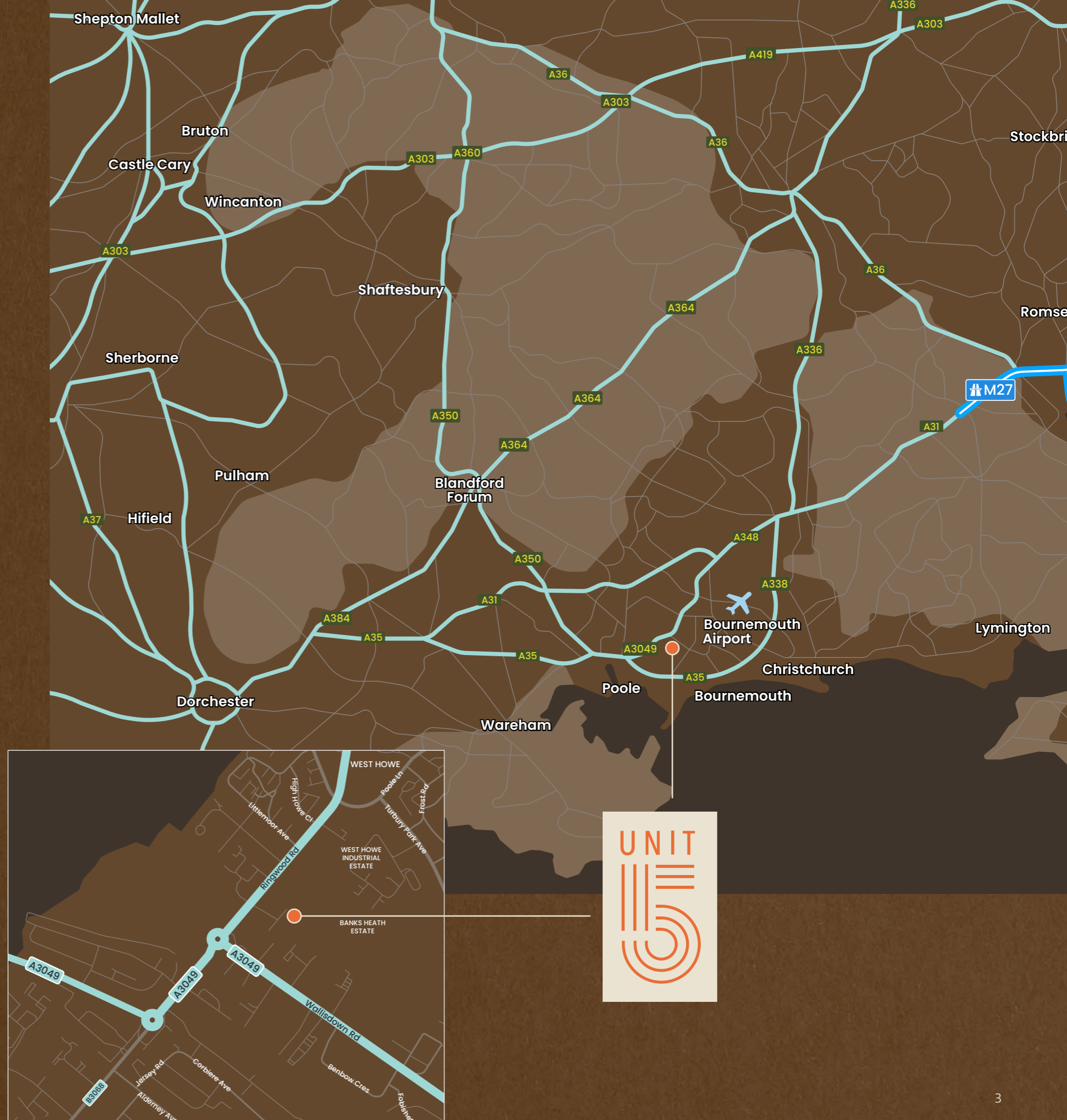
The unit forms part of Knighton Heath Industrial Estate which is accessed from Ringwood Road (A348) which provides main road communications and connections with the A35/A31.

Surrounding occupiers include Absolute Music and Eurocell. Knighton Heath Industrial Estate is located next to Turbary Retail Park which comprises of The Range, Dunelm, Matalan, Toolstation and Wickes.

 ROAD	Drive Time (Mins)	Distance (Miles)
A31	12	5.3
M27	45	42.5

 TOWN	Drive Time (Mins)	Distance (Miles)
Bournemouth	12	4
Poole	33	4
Salisbury	56	28
Southampton	54	32
Portsmouth	65	50

 TRAIN	Travel Time (Mins)
Bournemouth	12
Southampton	33
Portsmouth	56
London	54



UNIT 5

The property is an end of terrace unit with forecourt for parking and loading and provides clear warehouse space with fitted offices.

The unit has recently undergone a substantial refurbishment to include the following:



LED Lighting



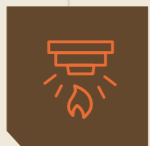
22 Car Parking Spaces



Suspended Ceiling



New Roof



Fire Alarm System



New WCs



Recoated External Cladding

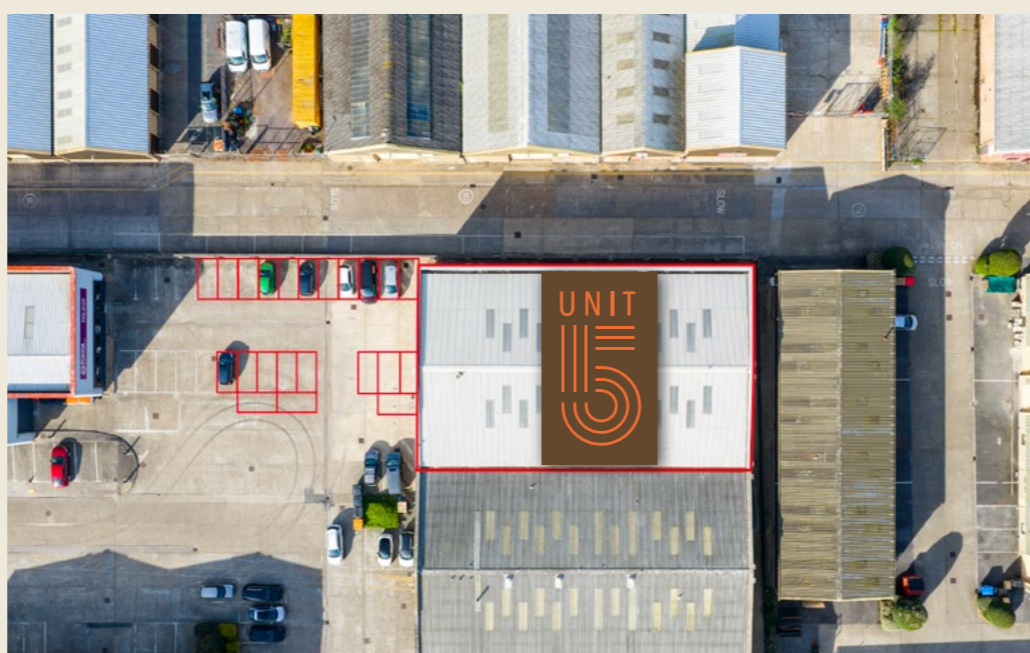


New Glazed Entrance Door



Fitted First Floor Offices







UNIT
5

FURTHER INFORMATION

TERMS

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. Interested parties are urged to make further enquiries.

EPC

EPC rating C

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

Each party are to be responsible for their own legal fees.

VIEWINGS

Strictly by appointment through the joint sole agent.

Bryony Thompson

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JLL & Vail Williams statement

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