

TO LET ONLY £9.94 PER SQ FT
INDUSTRIAL/WAREHOUSE PREMISES
1,457 SQ FT // 135 SQ M

NO MOTOR TRADE/LEISURE



BUSINESS SPACE

goadsby

2 FOREST CLOSE

EBBLAKE INDUSTRIAL ESTATE, VERWOOD, DORSET, BH31 6DE

SUMMARY >

- 4.97M INTERNAL EAVES HEIGHT
- C. 2.7 MILES FROM THE A31
- NEW ROOF

RENT: £13,950 PER ANNUM EXCL.



3 Allocated
Parking Spaces



Loading Door



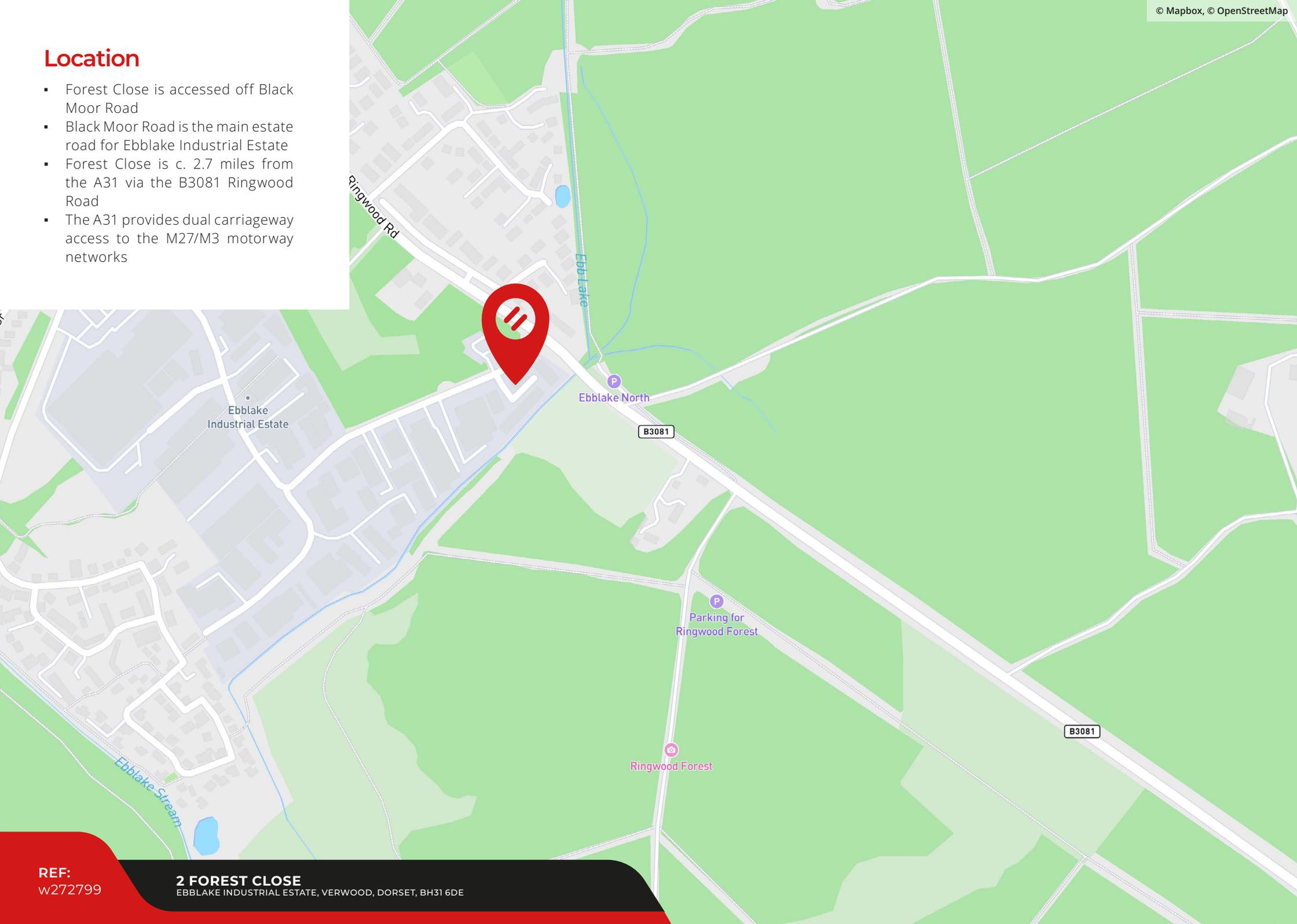
E - 121
EPC Rating

REF:
W272799

2 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
- Forest Close is c. 2.7 miles from the A31 via the B3081 Ringwood Road
- The A31 provides dual carriageway access to the M27/M3 motorway networks



Description

- End-terrace
- Steel portal frame
- Concrete floor
- Brick/blockwork/profile steel cladding construction
- Internal eaves height c. 4.97m
- Concertina loading door c. 3m wide x 4.5m high
- New pitched insulated steel clad roof incorporating translucent daylight panels
- New upvc double glazed windows
- New upvc double glazed personnel door

Factory/Warehouse

- LED lighting
- Male and female WCs

Offices

- Carpeted
- Telecom

External

- 3 car spaces
- Concrete loading apron

Accommodation

sq m sq ft

Ground floor factory/warehouse	135	1,457
--------------------------------	-----	-------

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

Rateable Value

£16,500 (from 1.4.26)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).



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

£13,950 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

E - 121

Viewing

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



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.