



**UNIT 1, 855 RINGWOOD ROAD, KNIGHTON HEATH
INDUSTRIAL ESTATE, BOURNEMOUTH, BH11 8NE**

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

5,909 SQ FT (548.96 SQ M)



Summary

TO LET - END TERRACE INDUSTRIAL PREMISES

Available Size	5,909 sq ft
Rent	£65,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rates Payable	£27,120 per annum From 01.04.2026
Rateable Value	£56,500
EPC Rating	B (49)

- Refurbished industrial/warehouse premises
- Forecourt parking and loading
- 5.6m internal eaves height
- Ground and first floor fitted offices



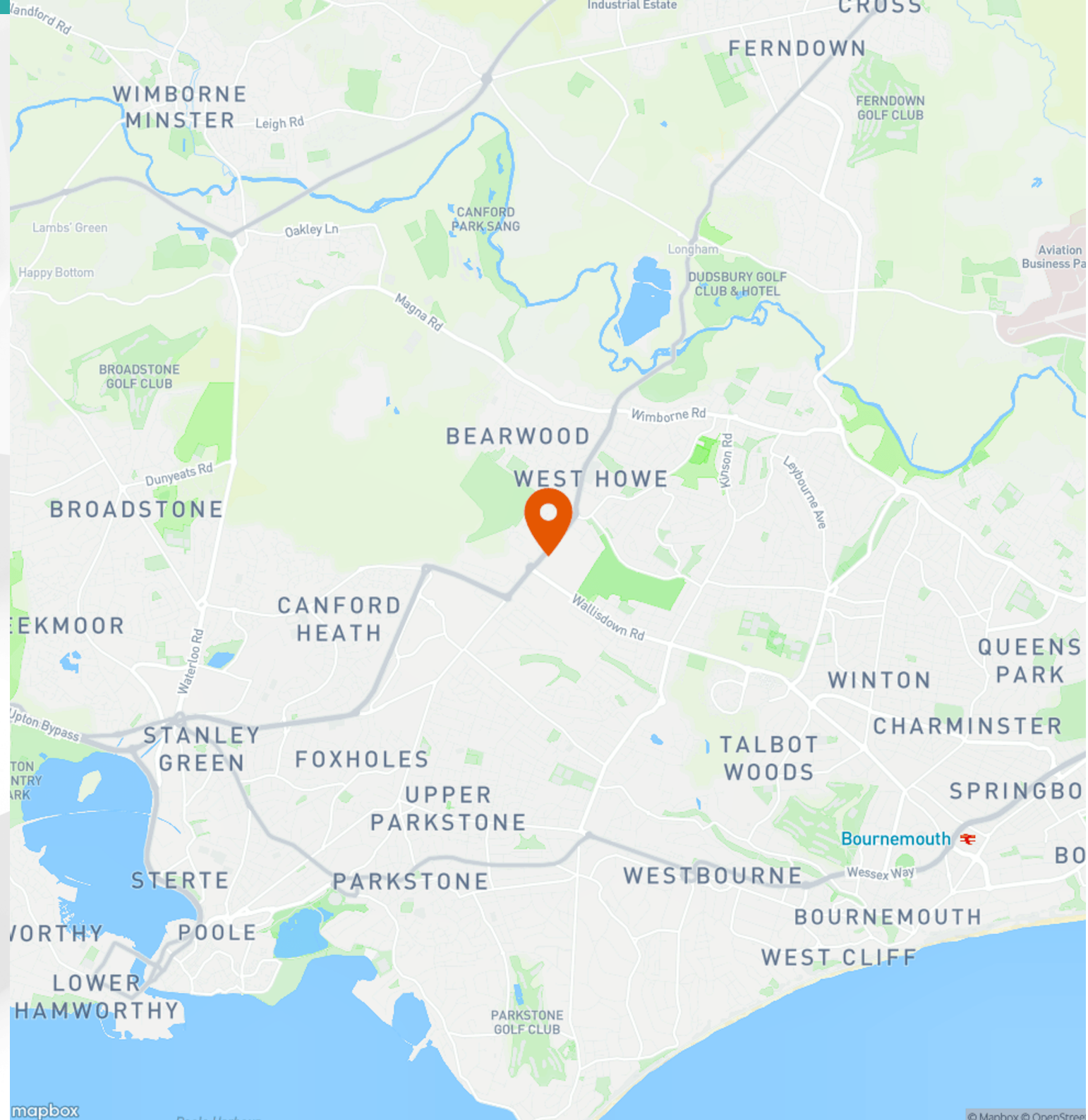
Location



**Unit 1 855 Ringwood Road,
Knighton Heath Industrial
Estate, Bournemouth, BH11
8NE**

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 Pramacare. Knighton Heath Industrial Estate is located next to Turbary Retail Park which comprises of The Range, Dunelm, Matalan, Toolstation and Wickes.





Further Details

Description

The premises comprise an end of terrace industrial/warehouse unit with two-storey office accommodation to the front.

The main warehouse is of blockwork construction beneath a pitched roof incorporating translucent daylight panels. The warehouse provides predominantly open-plan accommodation with an internal eaves height of approximately 5.6m, rising to approximately 7.2m at the apex. Loading is provided by way of a roller shutter door measuring approximately 3.8m wide x 5.3m high.

The office accommodation is arranged over ground and first floor levels and benefits from lighting, perimeter power points, windows, suspended ceiling (to part) and air conditioning (to part).

Externally, the premises benefit from a concrete surfaced forecourt providing loading access together with allocated car parking.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic, upwards 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.

AML

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

Legal Costs

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

Viewings

Strictly by appointment through the joint sole agent.





Enquiries & Viewings



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