

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**

**1,011 SQ FT // 94 SQ M**



BUSINESS SPACE

goadsby

**UNIT 4C GP CENTRE**

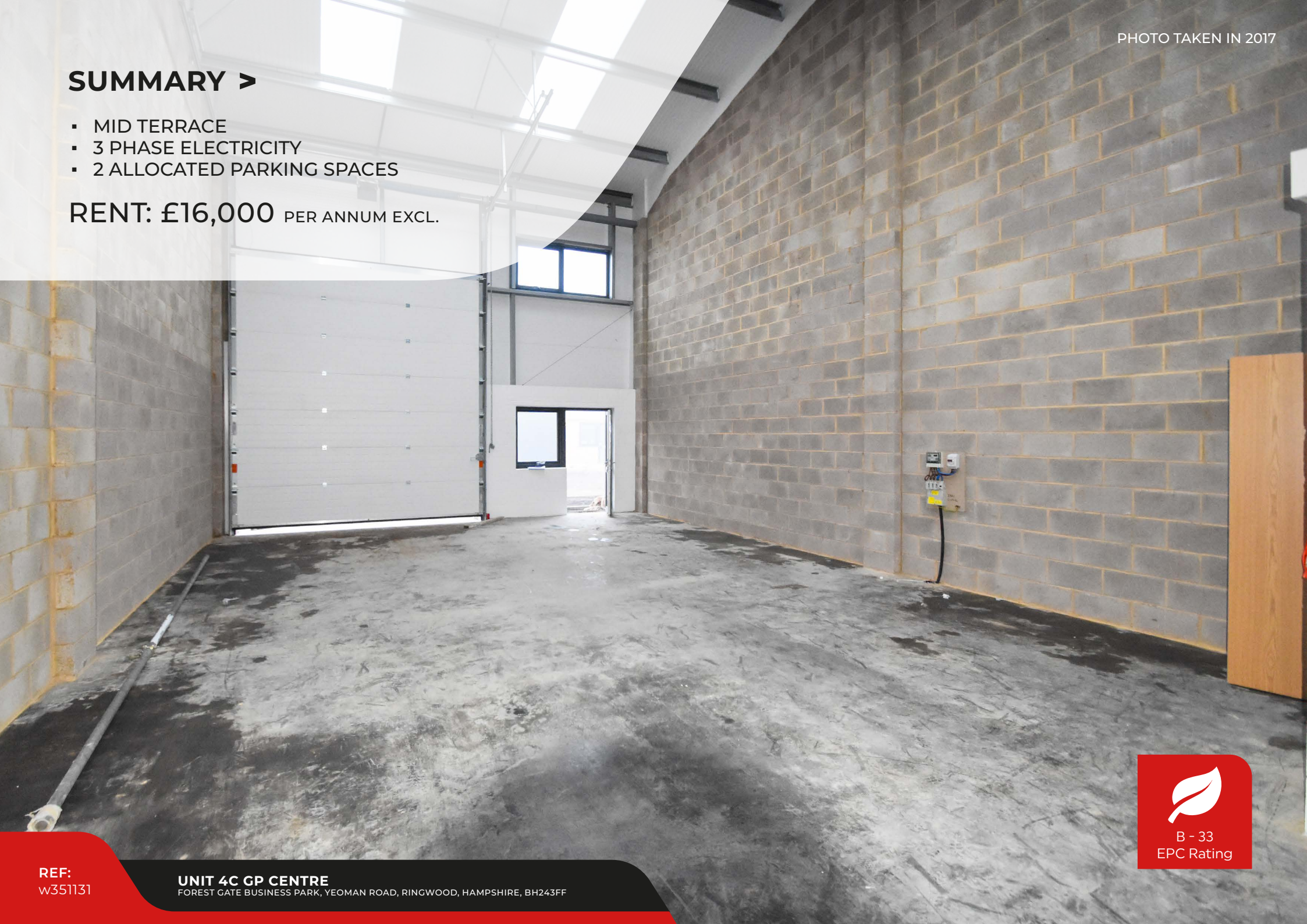
FOREST GATE BUSINESS PARK, YEOMAN ROAD, RINGWOOD, HAMPSHIRE, BH243FF



## SUMMARY >

- MID TERRACE
- 3 PHASE ELECTRICITY
- 2 ALLOCATED PARKING SPACES

**RENT: £16,000** PER ANNUM EXCL.





## Location

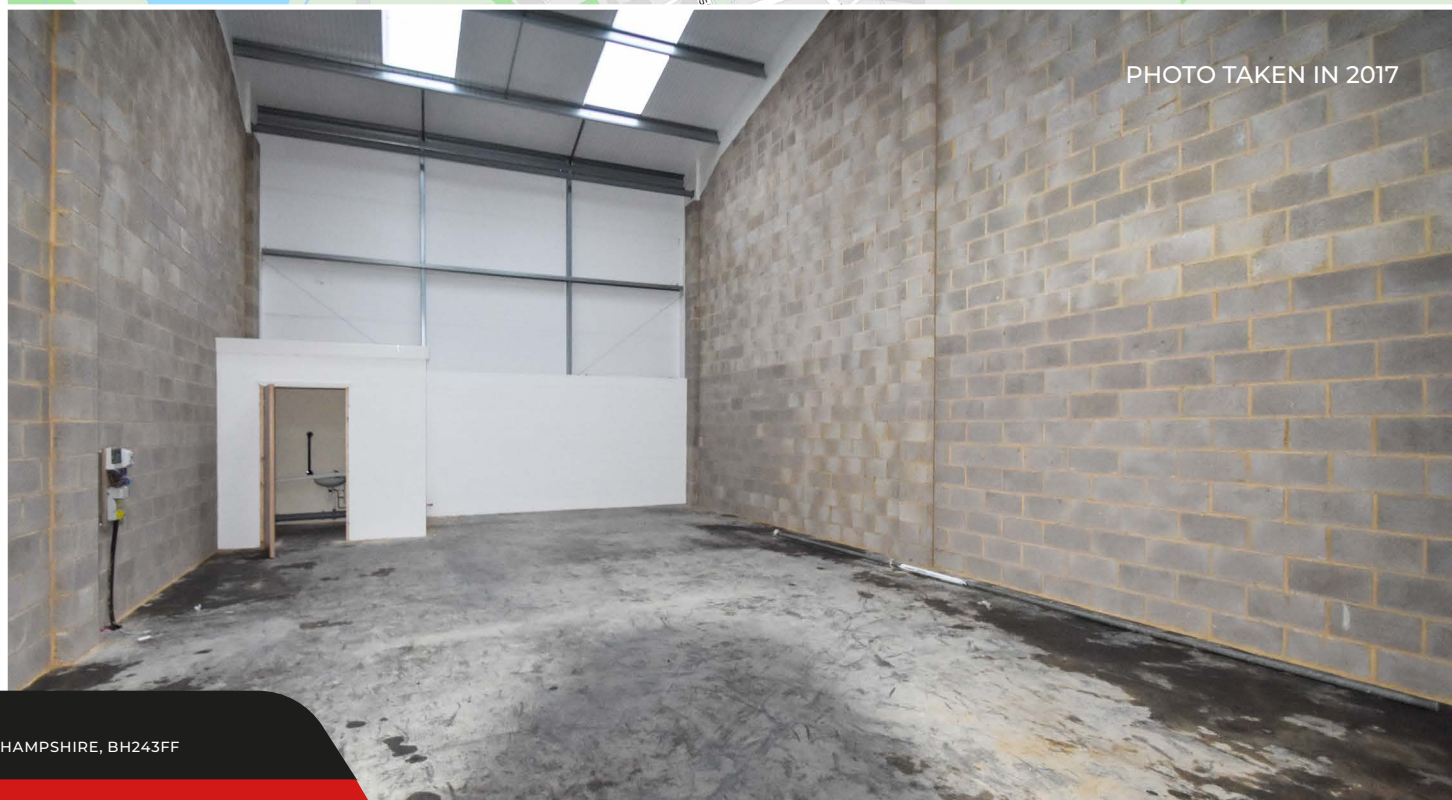
- The GP Centre is the second speculative phase of Forest Gate Business Park.
- It has direct access to the busy B3347 Christchurch Road.
- The site is located approximately 1 mile south-east of Ringwood.
- The B3347 connects to the main A31 and A338.
- The A31 provides access to the M27/M3 motorway networks.
- The A338 leads to Salisbury.

## Description

- Brick outer, blockwork inner wall construction
- King span/profile steel cladding to upper elevations
- Steel clad insulated roof incorporating 10% daylight panels
- Steel portal frame
- Power floated concrete floor
- Sectional up and over loading door measuring approximately 3.8m wide x 4.2m high
- Ground and first floor coloured upvc double glazed windows
- Internal eaves height approximately 6.7m
- Unisex disabled WC
- 3 phase electricity, gas and telecom
- Separate personnel door
- Small concrete loading apron
- Tarmacadam access road
- 2 allocated parking spaces

## 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

**£16,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Rateable Value

£11,750 (from 1.4.23) // £13,500 (from 1.4.26)

## Service Charge

A service charge is payable and this budgeted at approximately £350 per annum exclusive of VAT.

## 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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REF:  
w351131

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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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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