TO LET

MODERN BUSINESS PREMISES

951 SQ FT PLUS 824 SQ FT MEZZANINE



BUSINESS SPACE

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UNIT 4, PINTAIL BUSINESS PARK

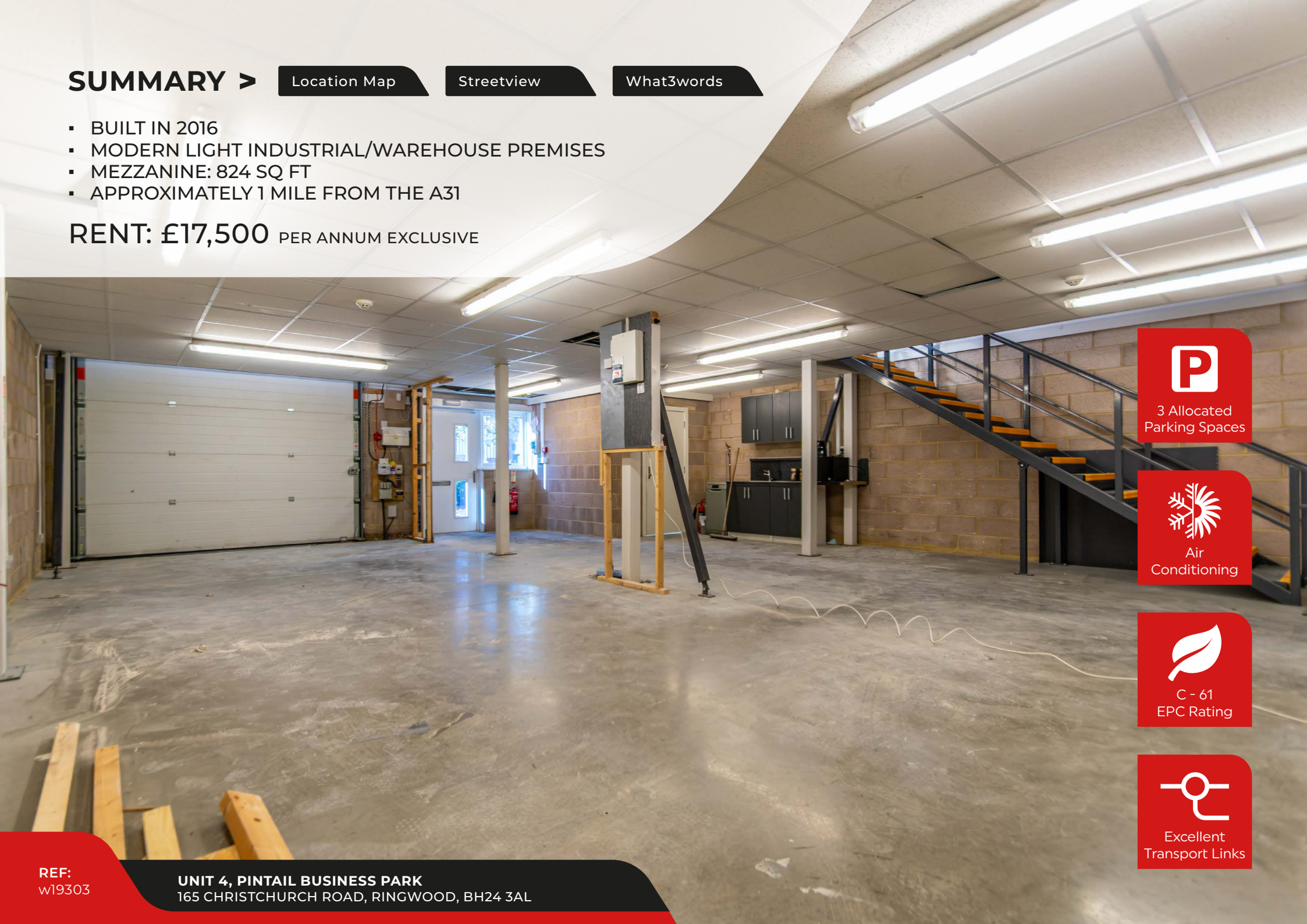
165 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AL

SUMMARY >

Location Map | Streetview | What3words

- BUILT IN 2016
- MODERN LIGHT INDUSTRIAL/WAREHOUSE PREMISES
- MEZZANINE: 824 SQ FT
- APPROXIMATELY 1 MILE FROM THE A31

RENT: £17,500 PER ANNUM EXCLUSIVE



REF: w19303

UNIT 4, PINTAIL BUSINESS PARK
165 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AL

Location

Pintail Business Park was constructed in 2016 and has frontage to the busy B3347 Christchurch Road. Occupiers in the nearby vicinity include Lidl, Premier Inn, Anytime Fitness and David Lloyd.

The A31 is approximately 1 mile distant and provides access to the M27 motorway networks and the A338 Wessex Way.

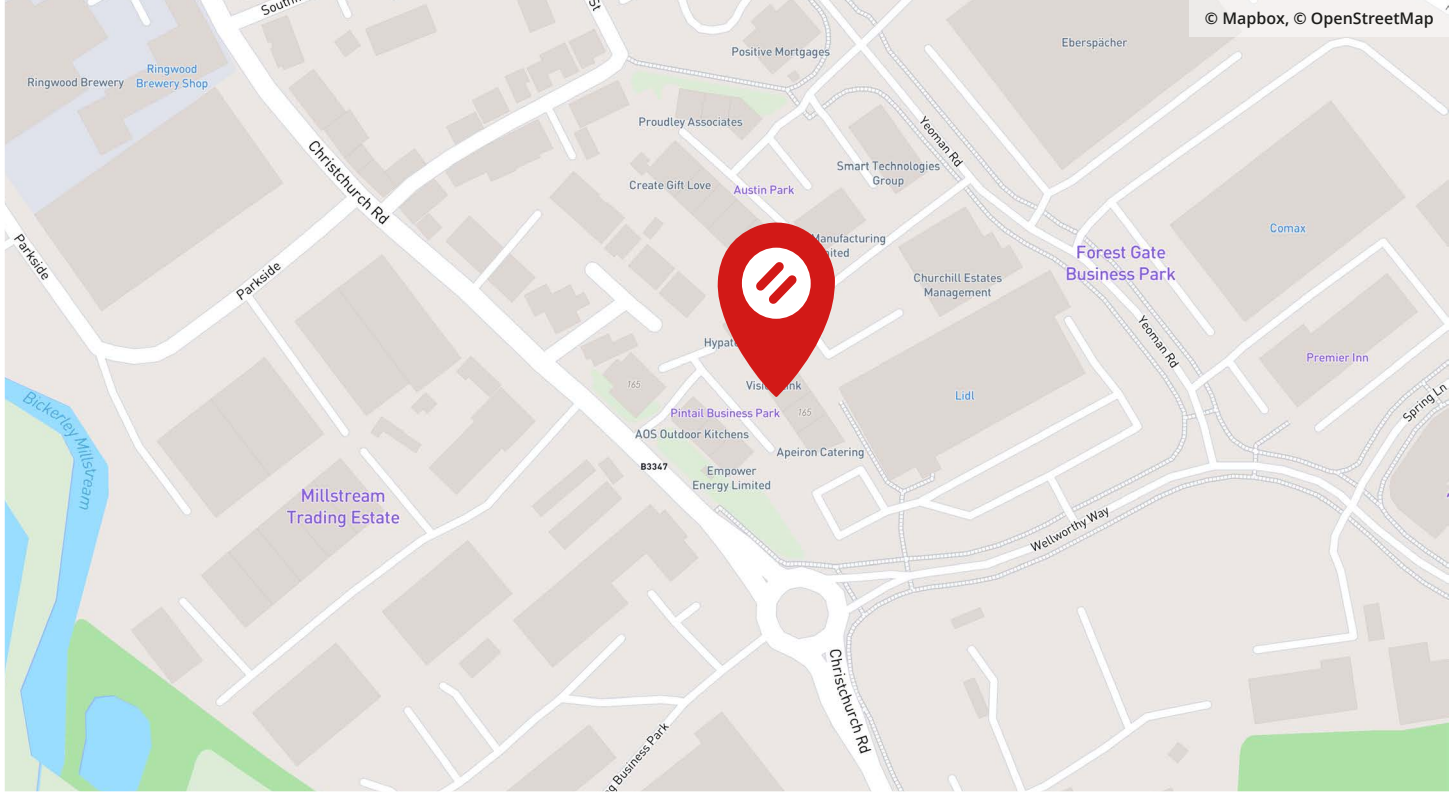
Description

These mid-terrace light industrial/warehouse premises are of blockwork inner, brick outer wall construction with microrib/profiled steel cladding to the upper elevations. There is an insulated pitched steel clad roof incorporating daylight panels supported upon a steel portal frame. There is a power floated concrete ground floor, a sectional up and over loading door measuring approx. 3m wide x 4.8m high and double glazed windows at ground and first floor levels. The internal eaves height is approximately 5.6m.

Internally, there is a steel frame, timber decked mezzanine with a suspended ceiling and lighting to the underside. The height to the underside of the mezzanine is approx. 2.3m. There is a disabled W.C and kitchenette on the ground floor, and an air conditioning unit and lighting on the first floor.

3 phase electricity and gas are available.

Externally, there are 3 allocated car parking spaces and a concrete loading apron.





REF: w19303

UNIT 4, PINTAIL BUSINESS PARK
165 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AL

Accommodation

	sq m	sq ft
Ground floor factory/warehouse	88	951
Mezzanine	76	824
Total gross internal area approx.	**164**	**1,775**

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

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

£17,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

EPC Rating

C - 61

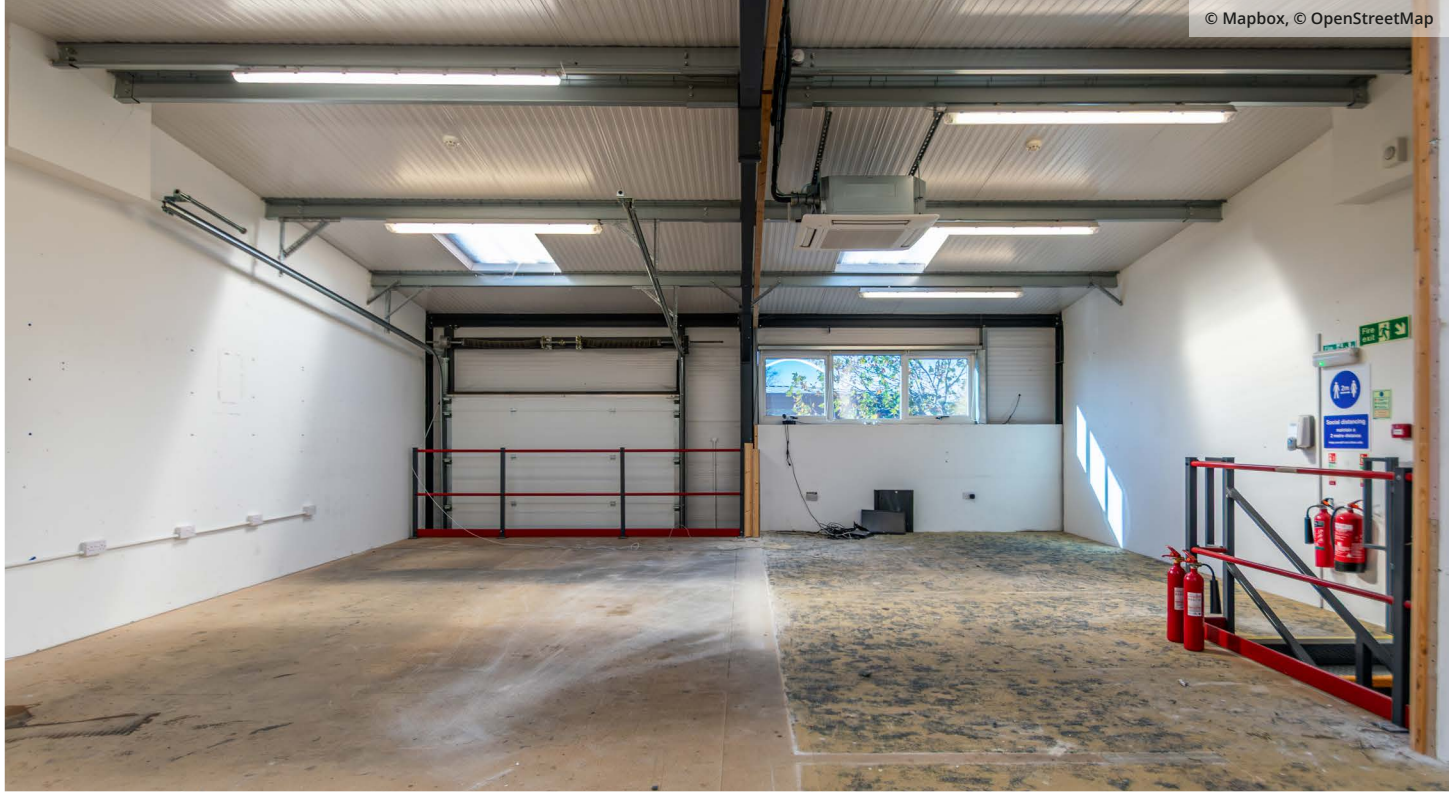
Rateable Value

£15,500 (from 01.04.26)

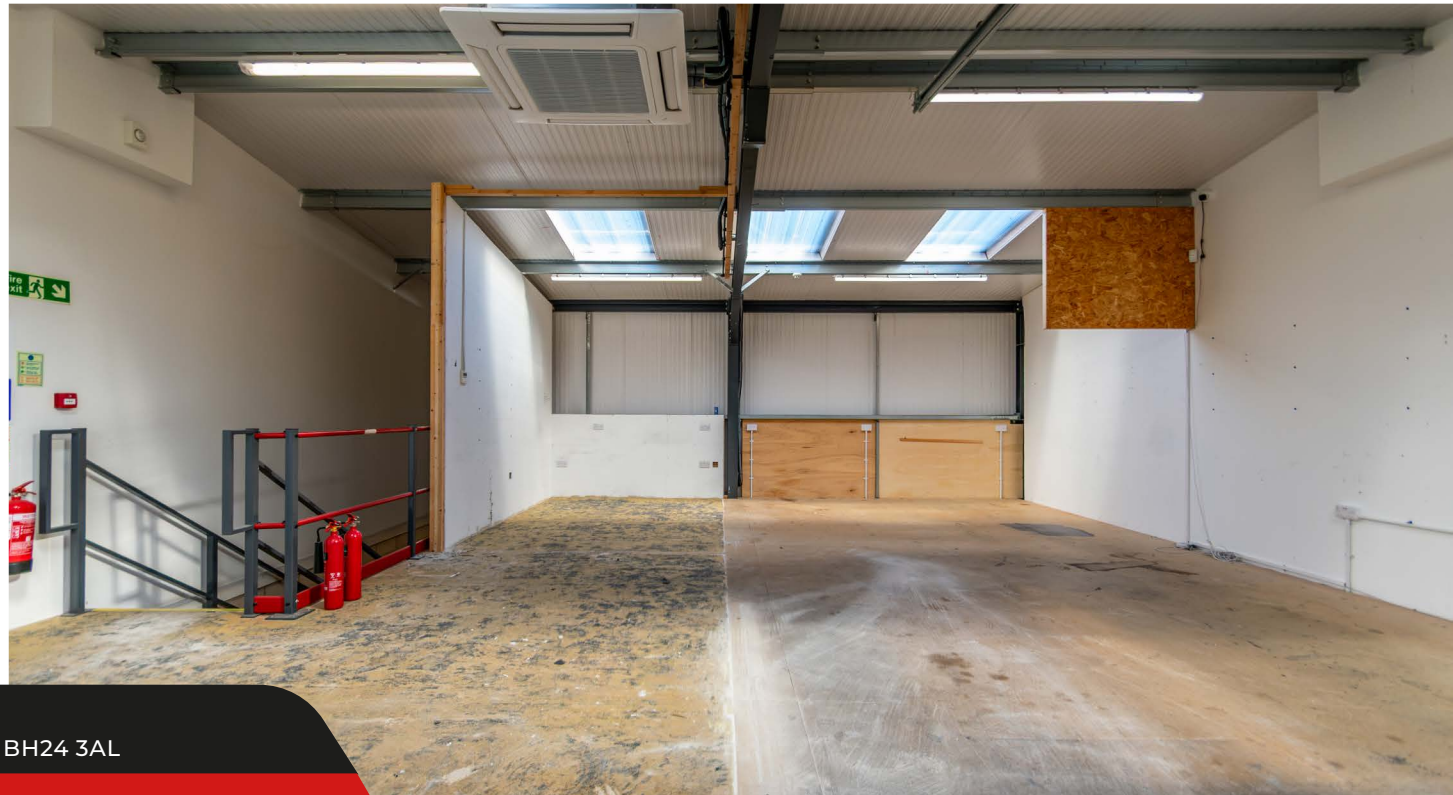
Planning/Working Hour Restrictions

Planning consent was granted for B1 business, B1c light industrial and B8 storage and distribution uses.

Working hours are restricted to the hours of 06:00 to 20:00 Monday to Friday, between the hours of 07:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.



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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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Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and external repairs. For the period 01.01.26 - 31.12.26, this is £487.66.

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.

goadsby
goadsby.com
01202 550055

Chris Wilson
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07968 299407

Joseph Holderness
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Offices in Dorset and Hampshire.

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