



**COMPOUND A, COURTWOOD BUSINESS PARK,
FORDINGBRIDGE, SP6 1QD**

OPEN STORAGE TO LET
2,432 SQ FT (225.94 SQ M)



Summary

2,432 SQ FT OPEN STORAGE COMPOUND - TO LET

| | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Available Size | 2,432 sq ft |
| Rent | £1,250 per month exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings. |
| Business Rates | To be reassessed |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - No building present |

- 2,432 to 12,000 sq ft compounds available
- Only 7.5 miles distant from A31
- Concrete surface
- Gated and fenced compounds



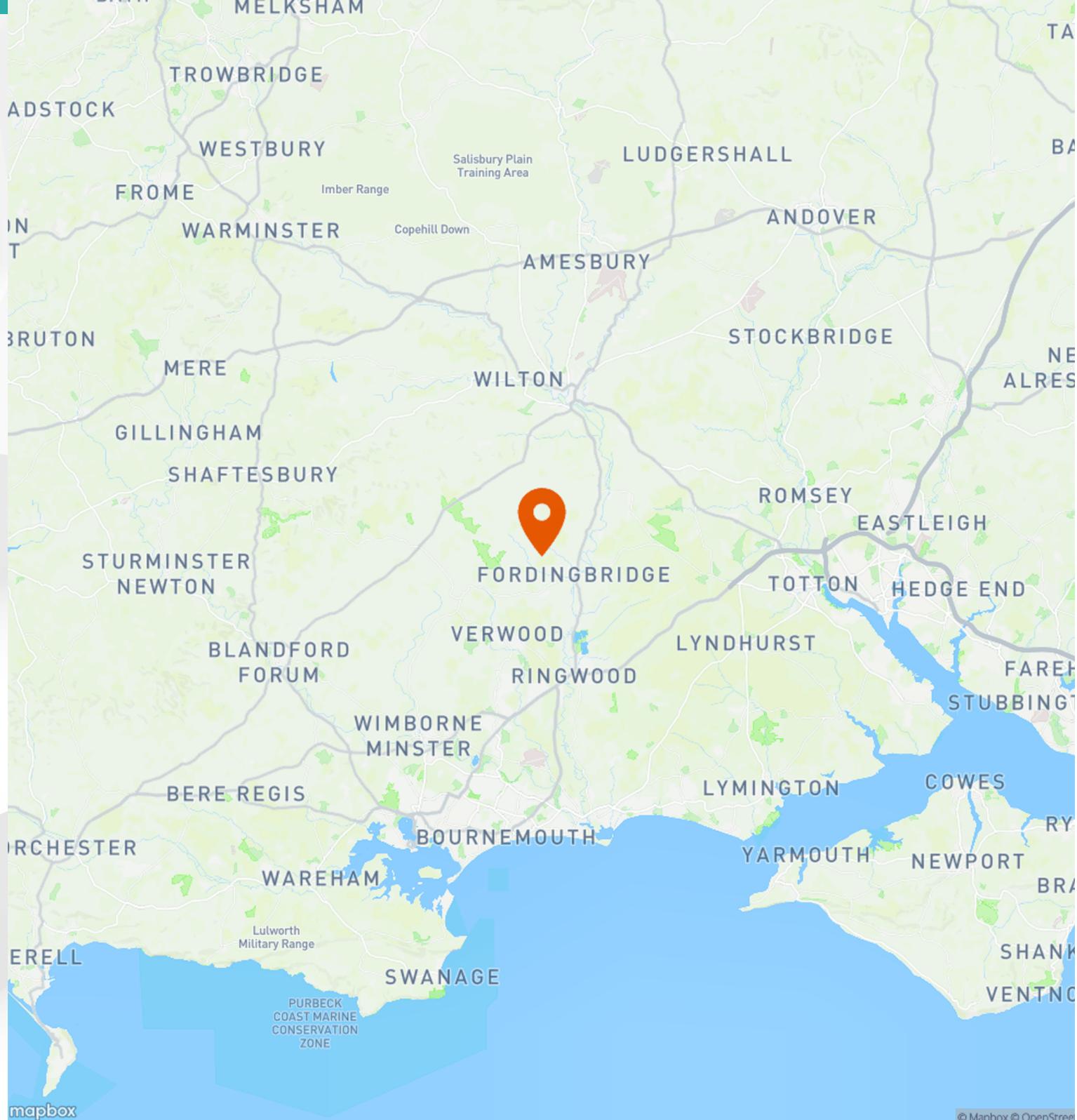
Location



**Compound A Courtwood
Business Park, Fordingbridge,
SP6 1QD**

Courtwood Business Park is located on Court Hill which connects to Station Road providing access to Sandleheath and Fordingbridge.

The A338 from Fordingbridge then connects to the A31 to the south which is approximately 7.5 miles distant from the premises and provides links to the M27/M3 motorway networks and provides access to Downton and Salisbury to the north.





Further Details

Description

Open storage compounds from 2,432 sq ft up to 12,000 sq ft. All compounds have a brand new concrete / hardcore surface, palisade gates and fencing, 3 phase power and water supply.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | Rent |
|----------------------|--------------|------------------------|
| Outdoor - Compound A | 2,432 | £1,250 /month plus VAT |
| Total | 2,432 | |

Viewings

Strictly by prior appointment through the sole agents.

Terms

Available by way of a new full repairing and insuring lease incorporating upward 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.

Legal Costs

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

AML

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



Enquiries & Viewings



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