



## UNITS 5&6 THE GLENMORE CENTRE, FORDINGBRIDGE, SP6 1TE

INDUSTRIAL / WAREHOUSE FOR SALE

1,008 TO 2,016 SQ FT (93.65 TO 187.29 SQ M)

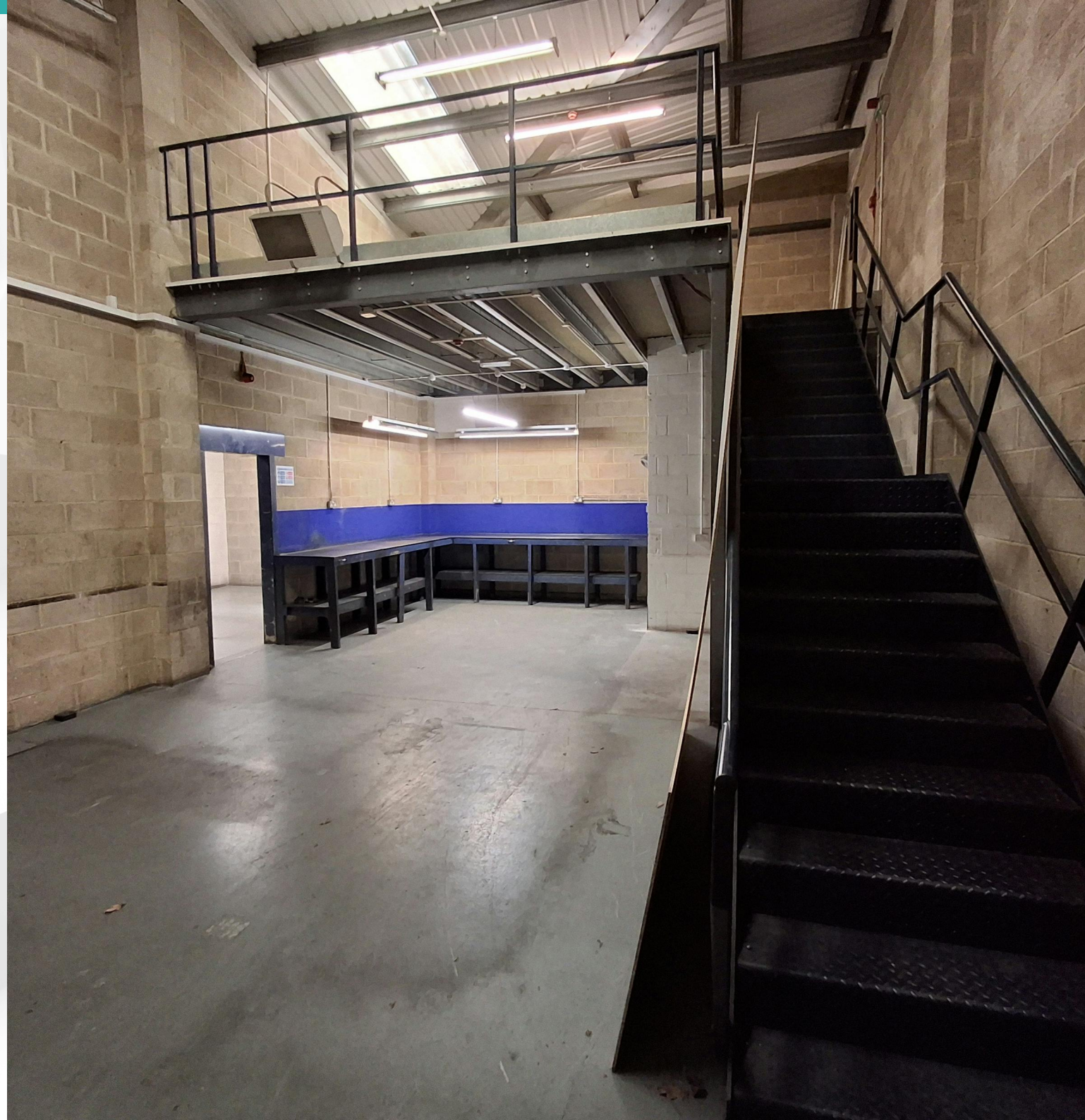


# Summary

## Freehold Industrial Units - For Sale

Available Size	1,008 to 2,016 sq ft
Price	Offers from £150,000 per unit, exclusive of VAT
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as C-D

- Freehold
- Available individually or together
- 1008 sq ft to 2016 sq ft
- 7.5 miles distant from A31
- Price - From £150,000 per unit.



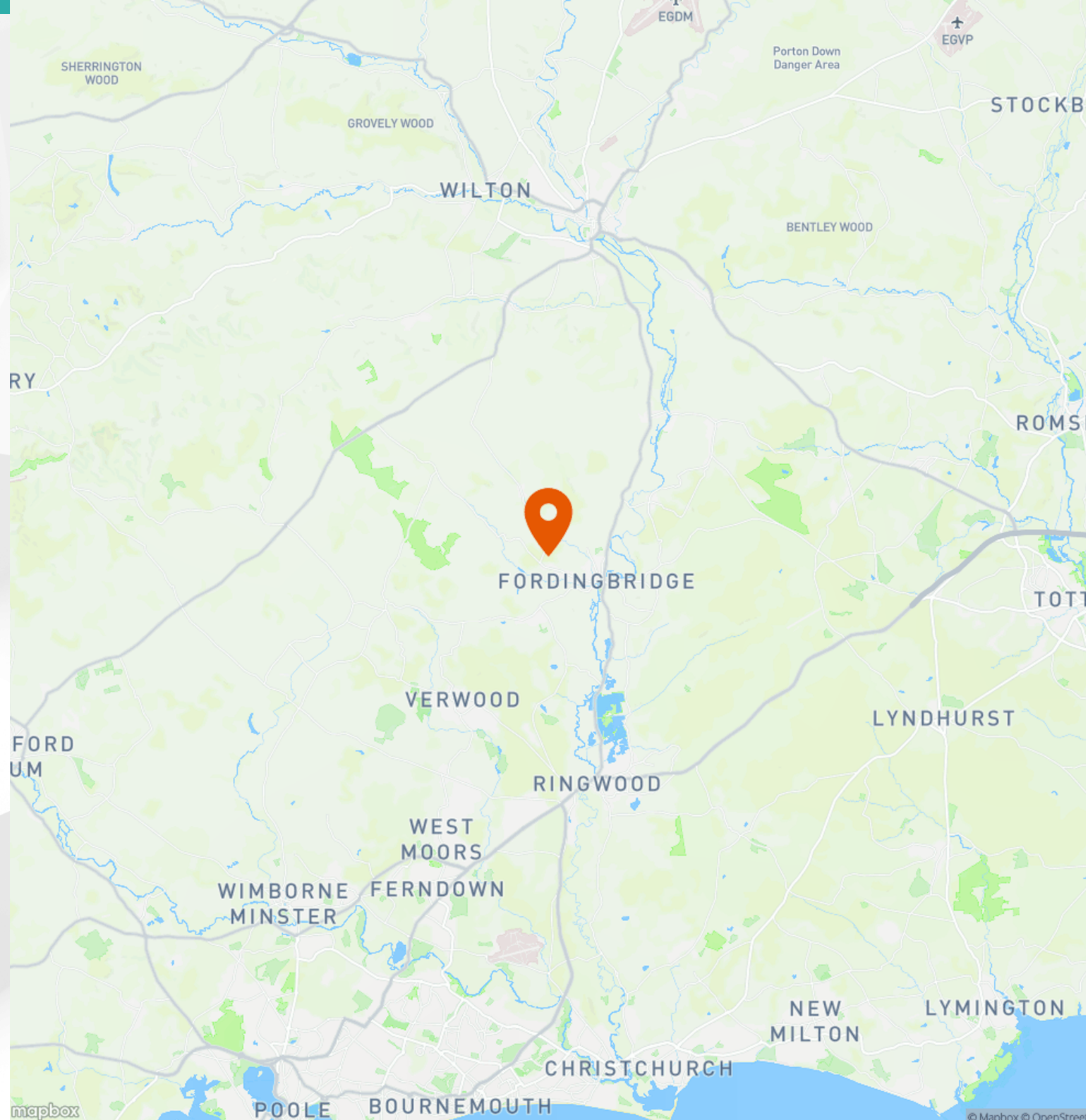
# Location



**Units 5&6 The Glenmore  
Centre, Sandleheath  
Industrial Estate,  
Fordingbridge, SP6 1TE**

The Glenmore Centre is located on Sandleheath Industrial Estate which is accessed via Old Brickyard Road 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

The premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations under a pitched steel clad roof incorporating day light panels, supported upon a steel portal frame.

Unit 5 and 6 are arranged as an open plan full height warehouse with timber decked mezzanine and are accessed via a personnel door and loading door.

The units both benefit from the following specification:-

- Concrete floor
- Disabled Unisex WC
- Daylight panels
- Personnel door
- Gas
- 3 phase electric

Externally the units benefits from allocated car parking.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Unit - Unit 5	1,008	93.65	£150,000	Available
Unit - Unit 6	1,008	93.65	£150,000	Available
<b>Total</b>	<b>2,016</b>	<b>187.30</b>		

## Viewings

Strictly by prior appointment through the sole agents.

## Terms

The units are available freehold and can be purchased individually or together.

## Planning

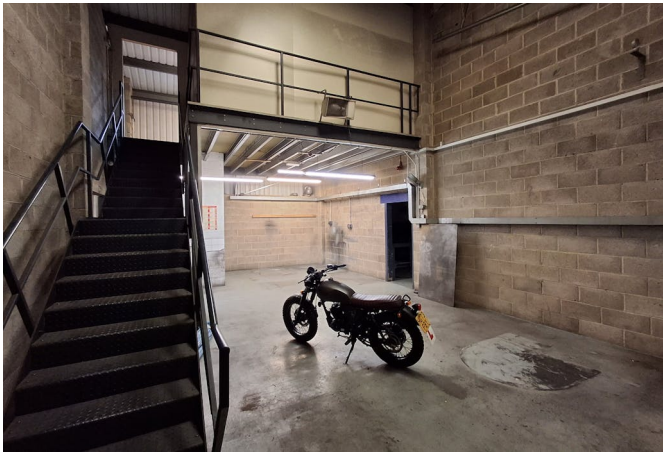
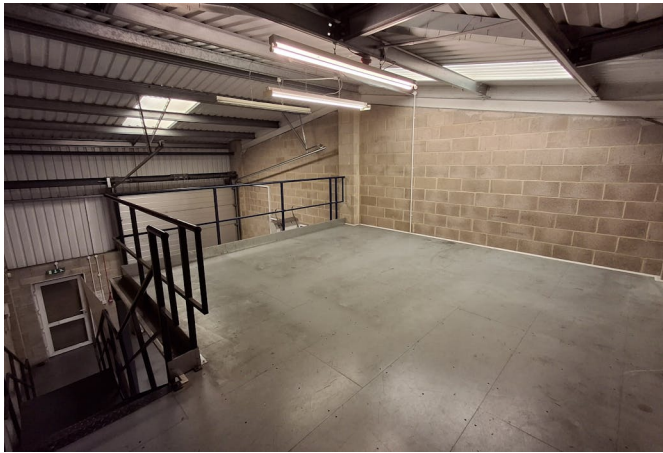
The units are subject to the following working hour restrictions:- 7am to 7pm Monday to Friday and 7am to 1pm Saturdays.

## 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.

## 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.





## Enquiries & Viewings



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[View on our website](#)