



**UNIT 2/3, COURTWOOD BUSINESS PARK,  
FORDINGBRIDGE, SP6 1QD**

**INDUSTRIAL / WAREHOUSE TO LET**

**6,413 SQ FT (595.79 SQ M)**



# Summary

## REFURBISHED INDUSTRIAL / WAREHOUSE - TO LET

<b>Available Size</b>	6,413 sq ft
<b>Rent</b>	£5,000 per month exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 6,413 sq ft GIA
- Only 7.5 miles distant from A31
- Concrete forecourt
- Gated and fenced compounds available (by way of separate negotiation)



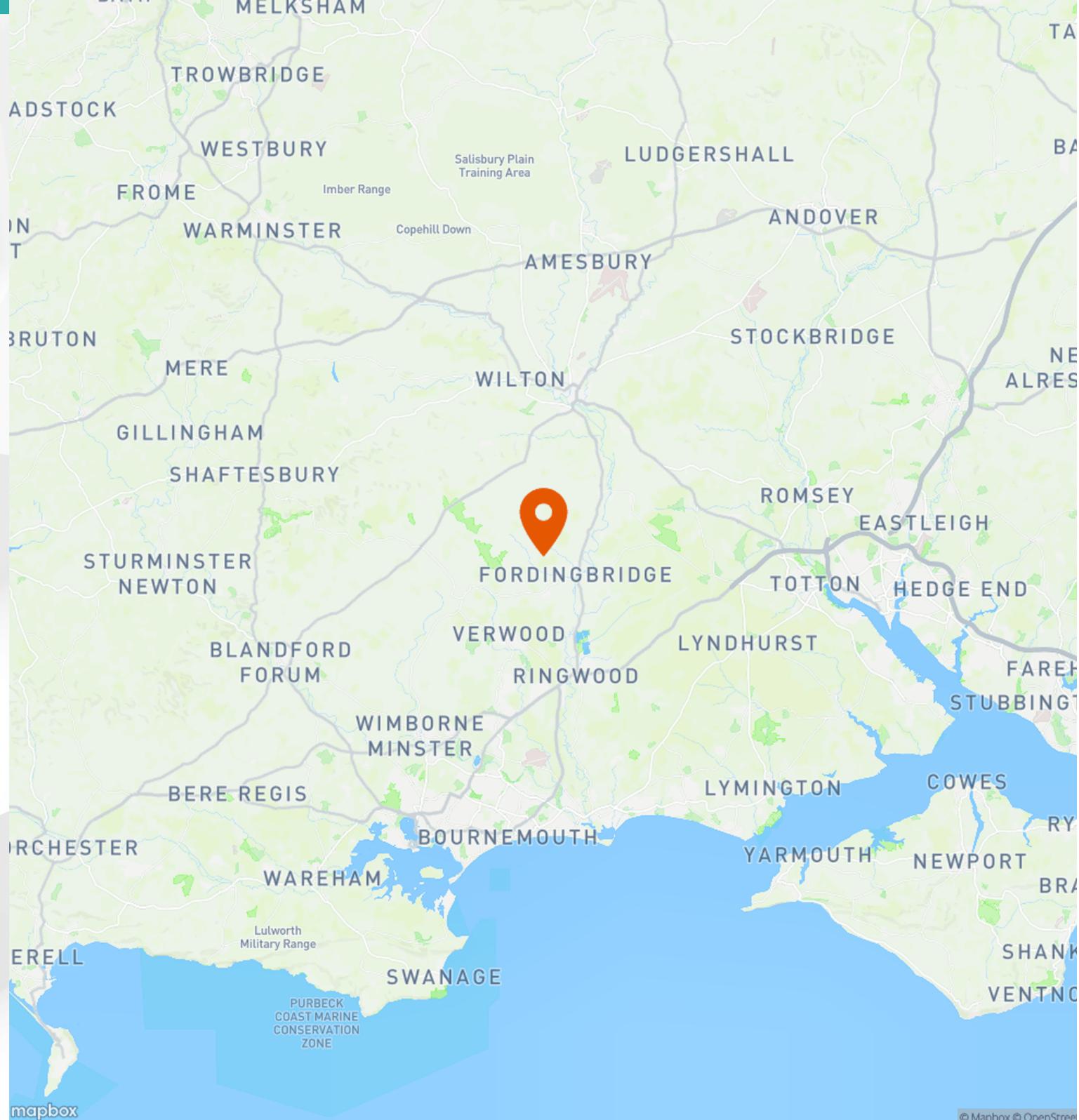
# Location



**Unit 2/3 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

The unit is of steel portal frame construction with cladding to the elevations under a pitched steel clad roof incorporating day light panels. The unit benefits from a concrete floor, 2 x loading doors and personnel door.

Open storage compounds from 2,432 sq ft up to 22,431 sq ft are available by way of separate negotiation. All compounds have a brand new concrete surface, palisade gates and fencing, 3 phase power and water supply.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground	5,713
Mezzanine	700
<b>Total</b>	<b>6,413</b>

## 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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