



COMPOUND D, TWIN PINES, RINGWOOD, BH24 2QE

OPEN STORAGE TO LET

6,795 SQ FT (631.28 SQ M)



Summary

TO LET- OPEN STORAGE COMPOUND

Available Size	6,795 sq ft
Rent	£20,400 per annum Exclusive of business rates but exclusive of VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order
Rates Payable	£1,148.26 per annum From 1.4.26
Rateable Value	£2,658
EPC Rating	EPC exempt - No building present

- 6795 sqft (0.156 acre)
- Electricity, water and drainage available
- Situated off the A31 (Ringwood Road)
- Hardcore Surface



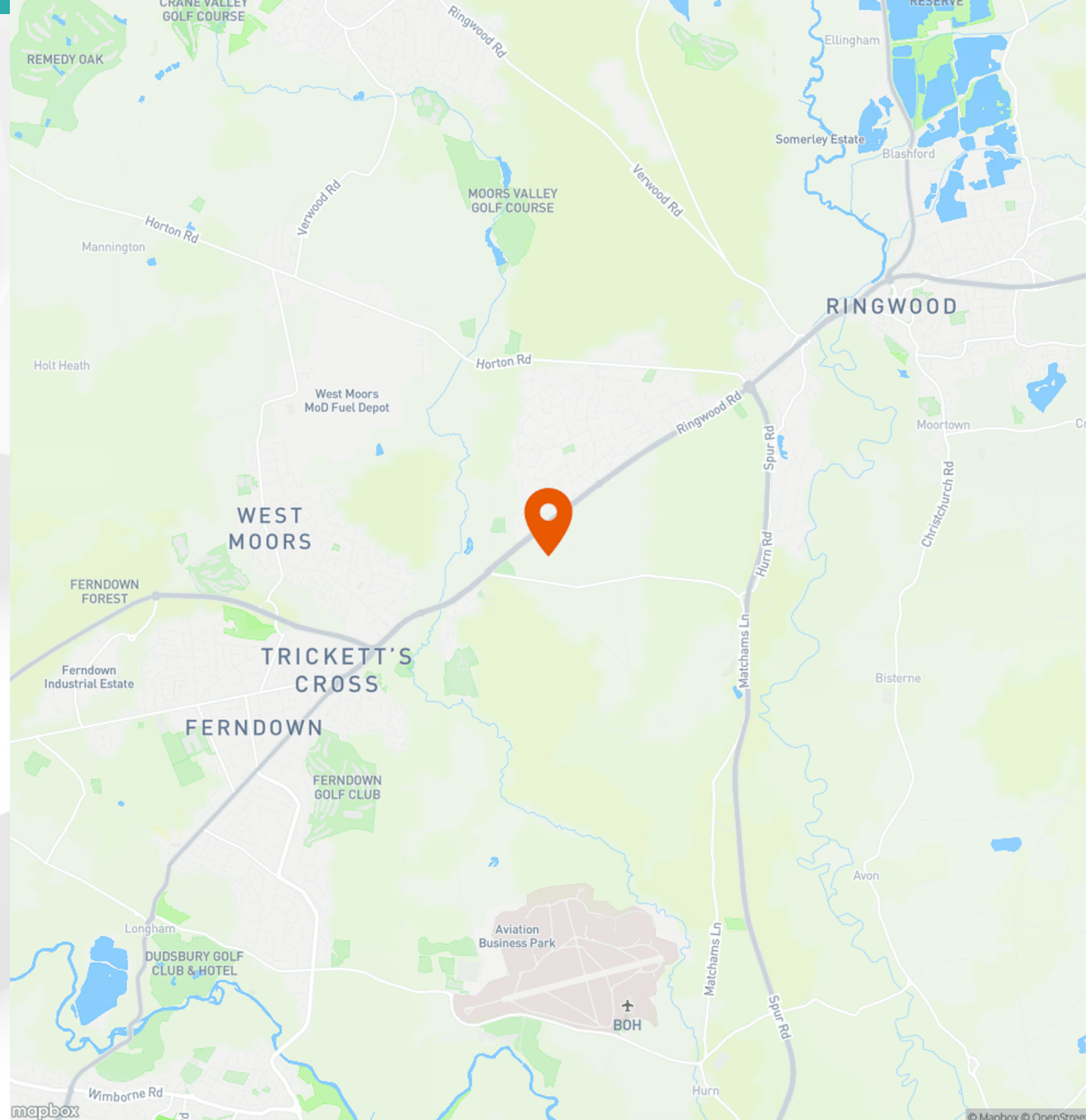
Location



**Compound D, Twin Pines,
Ringwood, BH24 2QE**

Twin Pines is located on Grange Road which connects to the A31 dual carriageway.

The A31 is approximately 200 meters distant from the premises and provides links to the M27/M3 motorway networks.



Further Details

Description

The compound extends to approximately 6,795 sqft (0.156 acre). It is gated and fenced and benefits from a hardcore, gravelled surface. Water, drainage and electricity are available within the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Secure Yard	6,795	631.28	Available
Total	6,795	631.28	

Terms

Available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

Rent

£20,400 per annum exclusive of business rates and VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

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.

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.

Legal Costs

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



Enquiries & Viewings



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