



**COMPOUND E, PARLEY WOOD BUSINESS PARK,
FERNDOWN, BH22 8FU**

OPEN STORAGE TO LET
6,142 SQ FT (570.61 SQ M)



Summary

TO LET- OPEN STORAGE COMPOUND

Available Size	6,142 sq ft
Rent	£18,600 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
Business Rates	TBC
Service Charge	TBC
VAT	Applicable
EPC Rating	EPC exempt - No building present

- 6,142 sqft (0.141 acre)
- Electricity, water and drainage available
- Situated off the A31 (Ringwood Road)
- Hardcore Surface

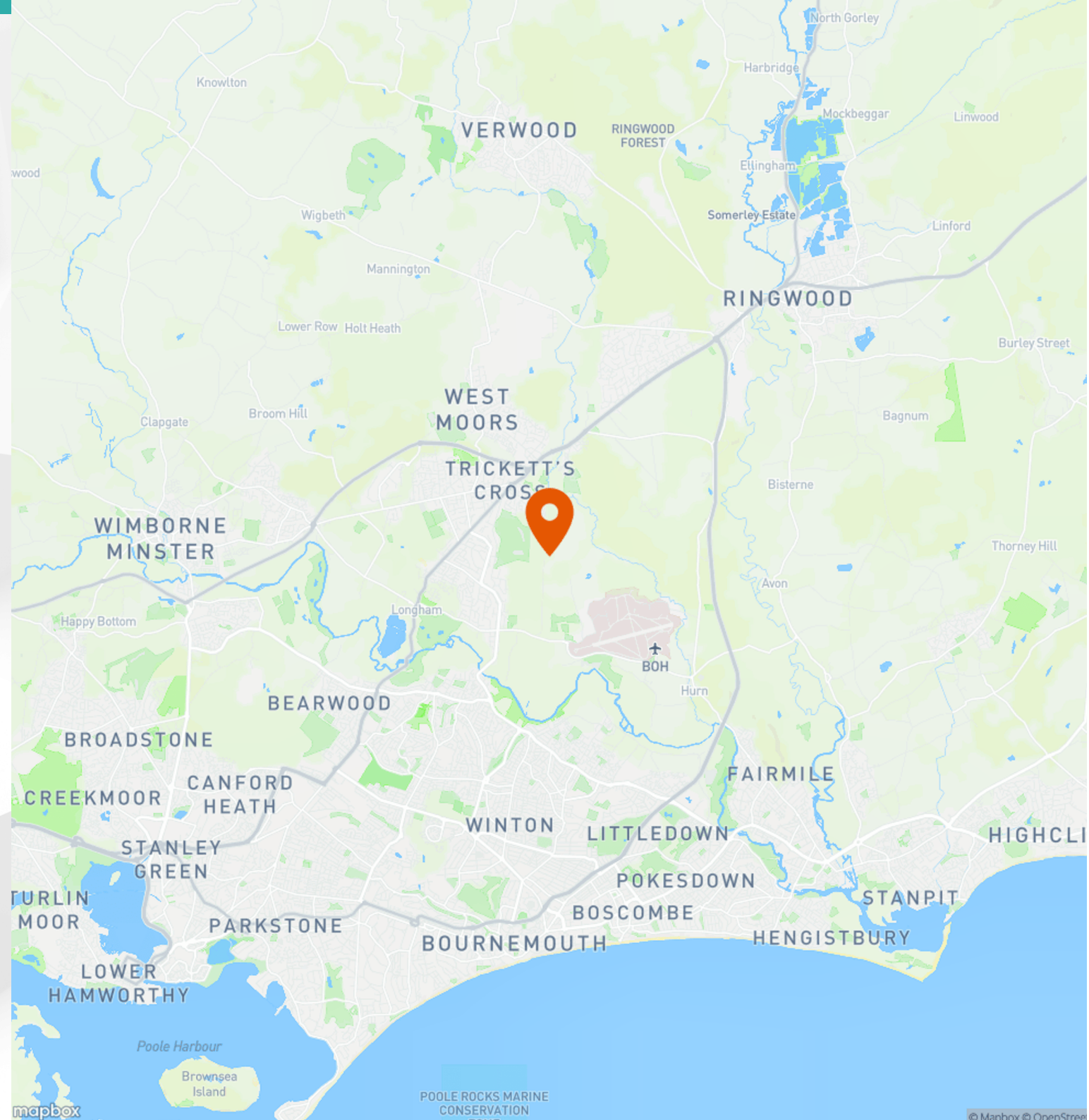


Location



**Compound E, Parley Wood
Business Park, Ferndown,
BH22 8FU**

Parley Wood Business Park is located on Barrack Road which is accessed via Christchurch Road (B3073) and is approximately half a mile distant from the Chapel gate roundabout providing access to Parley Lane and subsequently, the A338, A31 and beyond.



Further Details

Description

The compound extends to approximately 6,142 sqft (0.141 acre) which 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	6,142	570.61	Available
Total	6,142	570.61	

Terms

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

Rent

£18,600 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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