



**UNIT 1, COURTWOOD BUSINESS PARK,  
FORDINGBRIDGE, SP6 1QD**

**INDUSTRIAL / WAREHOUSE TO LET**

**2,009 SQ FT (186.64 SQ M)**



# Summary

## REFURBISHED INDUSTRIAL / WAREHOUSE - TO LET

<b>Available Size</b>	2,009 sq ft
<b>Rent</b>	£1,500 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>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 2,009 sq ft GIA
- Only 7.5 miles distant from A31
- Concrete forecourt
- Gated and fenced compounds available (by way of separate negotiation)







# 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, loading door and personnel door. There is also a single storey brick extension with a steel clad roof.

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
Unit - 1	2,009
<b>Total</b>	<b>2,009</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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