



COURTWOOD BUSINESS PARK, FORDINGBRIDGE, SP6 1QD

OPEN STORAGE TO LET

2,432 TO 12,782 SQ FT (225.94 TO 1,187.49 SQ M)



Summary

OPEN STORAGE COMPOUNDS FROM 2,432 SQ FT - TO LET

Available Size	2,432 to 12,782 sq ft
Rent	£1,250 - £3,250 per month exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
Business Rates	To be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- 2,432 to 12,782 sq ft compounds available
- Only 7.5 miles distant from A31
- Concrete surface
- Gated and fenced compounds



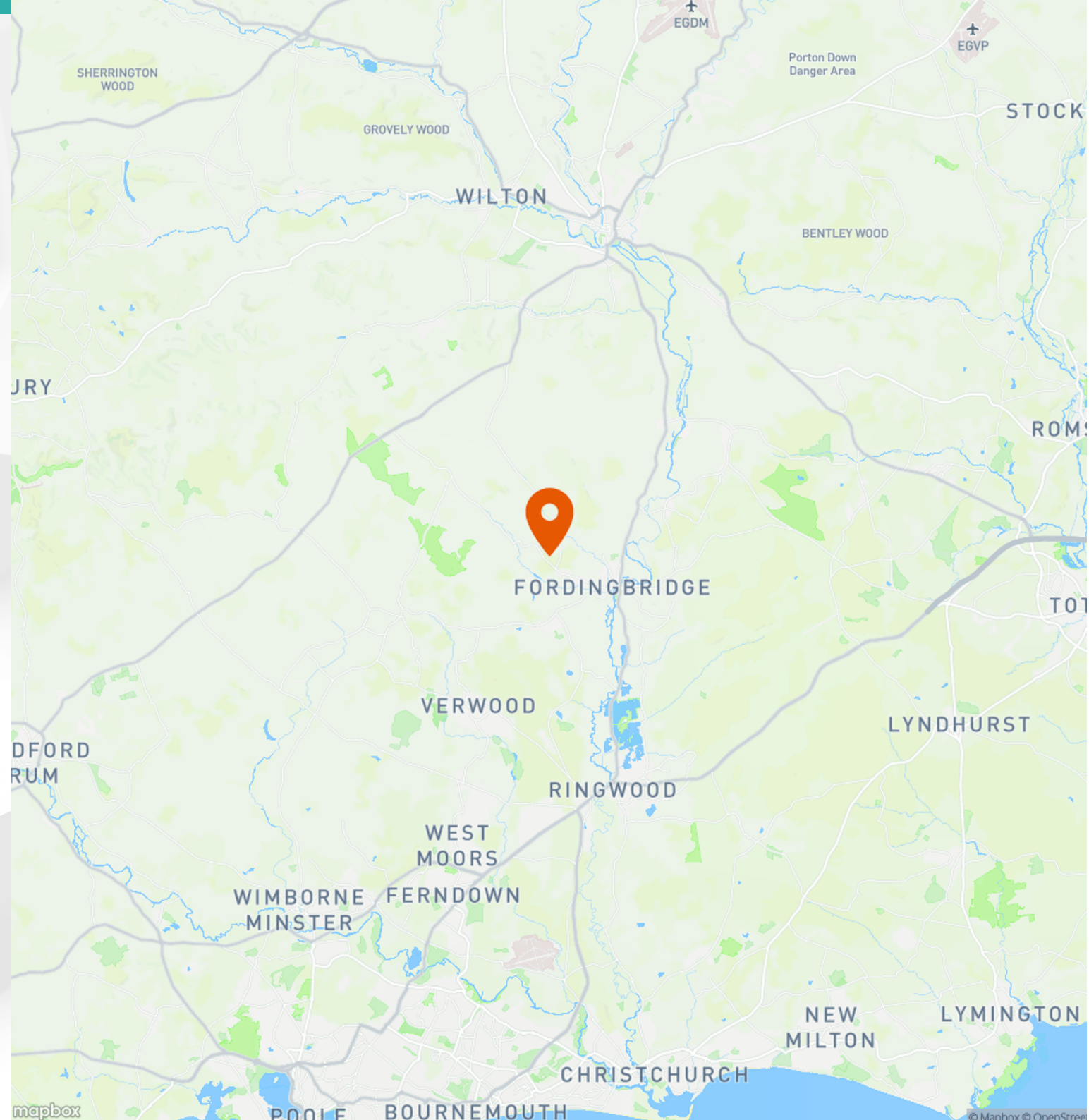
Location



**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

Open storage compounds from 2,432 sq ft up to 12,782 sq ft. 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	Rent	Availability
Outdoor - Compound A	2,432	£1,250 /month plus VAT	Available
Outdoor - Compound C	4,320	£1,300 /month plus VAT	Let
Outdoor - Compound E	5,311	£1,300 /month plus VAT	Let
Outdoor - Compound F	10,350	£2,000 /month plus VAT	Available
Total	22,413		

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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