

# UNIT 6 KNIGHTON HEATH INDUSTRIAL ESTATE

Ringwood Road, Bournemouth, BH11 8NE



Prominent Trade Counter Unit



Detached



5.9m Internal Eaves Height



21 Car Parking Spaces

**TO LET**  
**REFURBISHED**  
**7,895 SQ FT (733.47 SQ M)**



T.K.maxx

MATALAN

Dunelm

The Range  
Home · Leisure · Garden

home bargains

Wickes

Ringwood Road

UNIT 6

\*Photo taken prior to refurbishment

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# LOCATION

The unit occupies a prominent position fronting the estate with visibility to Ringwood Road (A348) which provides main road communications and connections with the A35/A31. Surrounding occupiers include Absolute Music and Eurocell. Knighton Heath Industrial Estate is located next to Turbary Retail Park which comprises of The Range, Dunelm, Matalan, Toolstation and Wickes.

# RENT

£95,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

# SIZE

GIA approx. 7,895 SQ FT (733.47 SQ M)

# RATEABLE VALUE

£53,000 (from 1.04.23)

# EPC RATING

B - 50

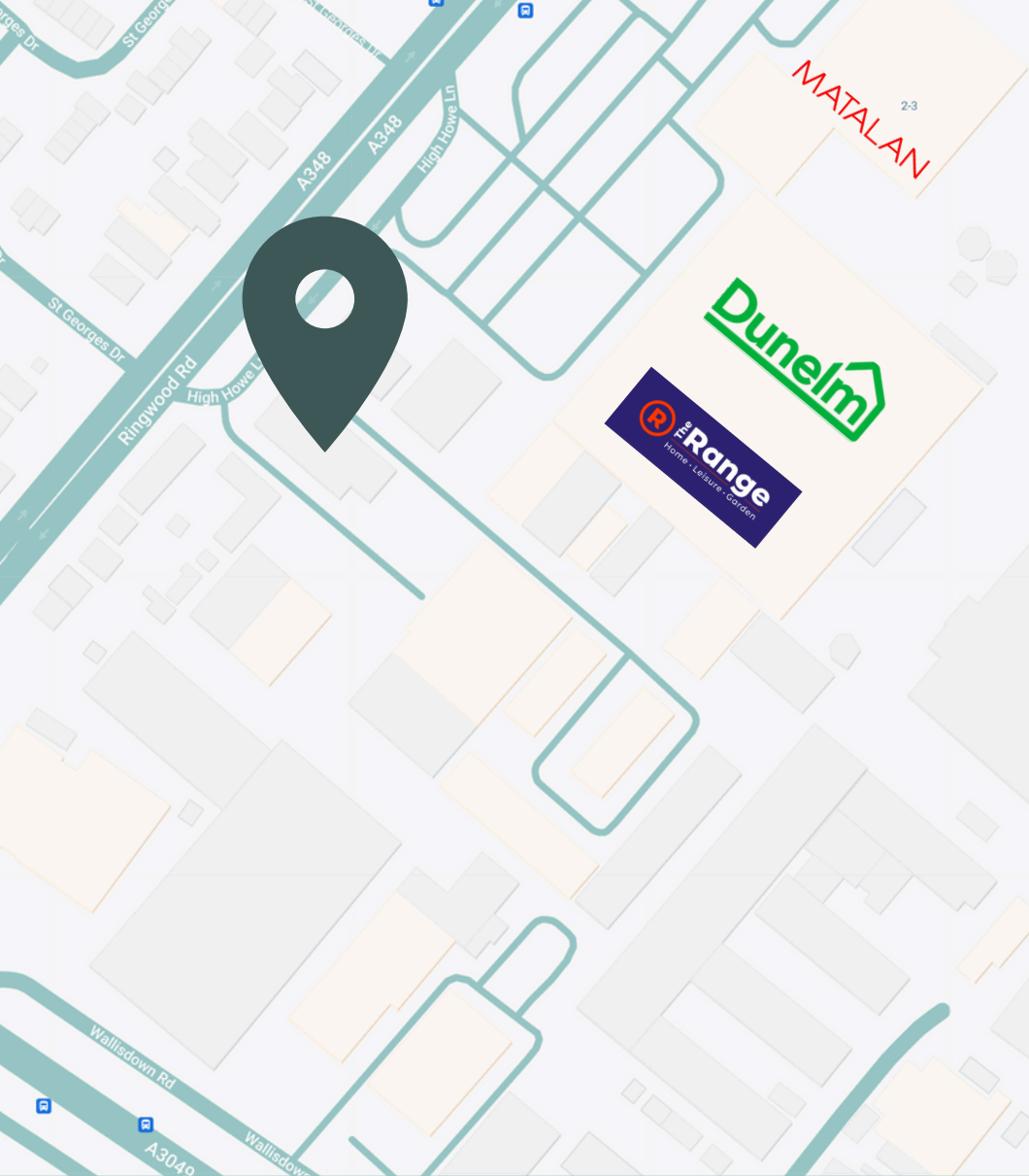


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## DESCRIPTION

This detached unit is of steel portal frame construction with block work inner, brickwork outer wall construction with steel cladding to the upper elevations. There is feature glazing to the front and side elevations. There is a steel clad pitched roof incorporating daylight panels and the internal eaves height is approx. 5.9m.

Internally, the unit is split level, with the trade counter/offices at the front elevation on a split level to the warehouse. The warehouse has a concrete floor with access to the rear of the building via a sectional shutter door. Externally, there is a concrete loading apron and a tarmac car parking area providing 21 car parking spaces.

The unit has recently undergone a refurbishment to include the following:

- o New rooflights
- o New roller shutter door
- o Redecoration of steel cladding and curtain walling/windows
- o New personnel doors
- o New W.C facilities
- o New kitchenette facilities
- o New carpets, suspended ceiling, LED lighting and electric heating in office

## TENURE

Available by way of a new Full Repairing and Insuring lease for a minimum 5 year term incorporating periodic open market rent reviews.

## LEGAL COSTS

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

## 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.

## ANTI MONEY LAUNDERING

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.



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