



## UNIT 6 KNIGHTON HEATH INDUSTRIAL ESTATE, BOURNEMOUTH, BH11 8NE

INDUSTRIAL / WAREHOUSE TO LET

7,970 SQ FT (740.44 SQ M)



# Summary

## REFURBISHED PROMINENT TRADE COUNTER UNIT

Available Size	7,970 sq ft
Rent	£90,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rateable Value	£53,000 (from 01.04.23).
Service Charge	N/A
EPC Rating	B (50)

- Refurbished prominent trade counter unit with visibility to Ringwood Road
- Detached
- 5.9m internal eaves height
- 25 car parking spaces



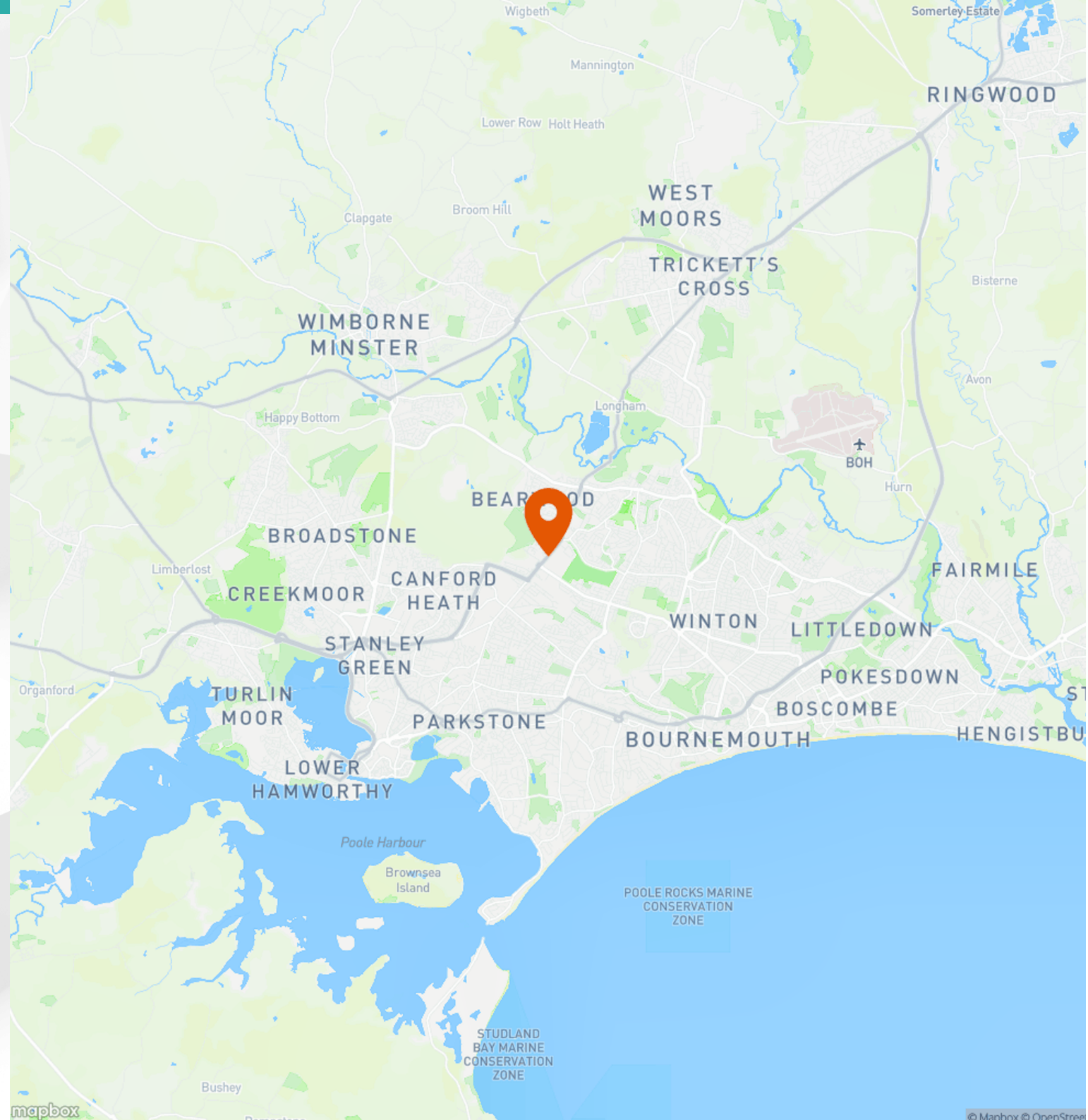
# Location



**Unit 6 Knighton Heath  
Industrial Estate, Ringwood  
Road, Bournemouth, BH11  
8NE**

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.





# Further Details

## 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 and access is at the rear of the building with a sectional loading door. There is a unisex W.C and 3 phase electricity.

Externally, there is a concrete loading apron and a tarmacadam car parking area providing 25 car parking spaces.

## Tenure

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

## Rent

£90,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

## 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 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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