



**UNIT 6 GP CENTRE, YEOMAN ROAD, RINGWOOD, BH24
3FF**

INDUSTRIAL/LOGISTICS TO LET
2,772 SQ FT (257.53 SQ M)



Summary

DETACHED INDUSTRIAL UNIT - TO LET

Available Size	2,772 sq ft
Rent	£22,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£24,000 (from 01.04.23)
EPC Rating	B (31)

- Detached industrial unit
- Constructed in 2017
- 4 car parking spaces

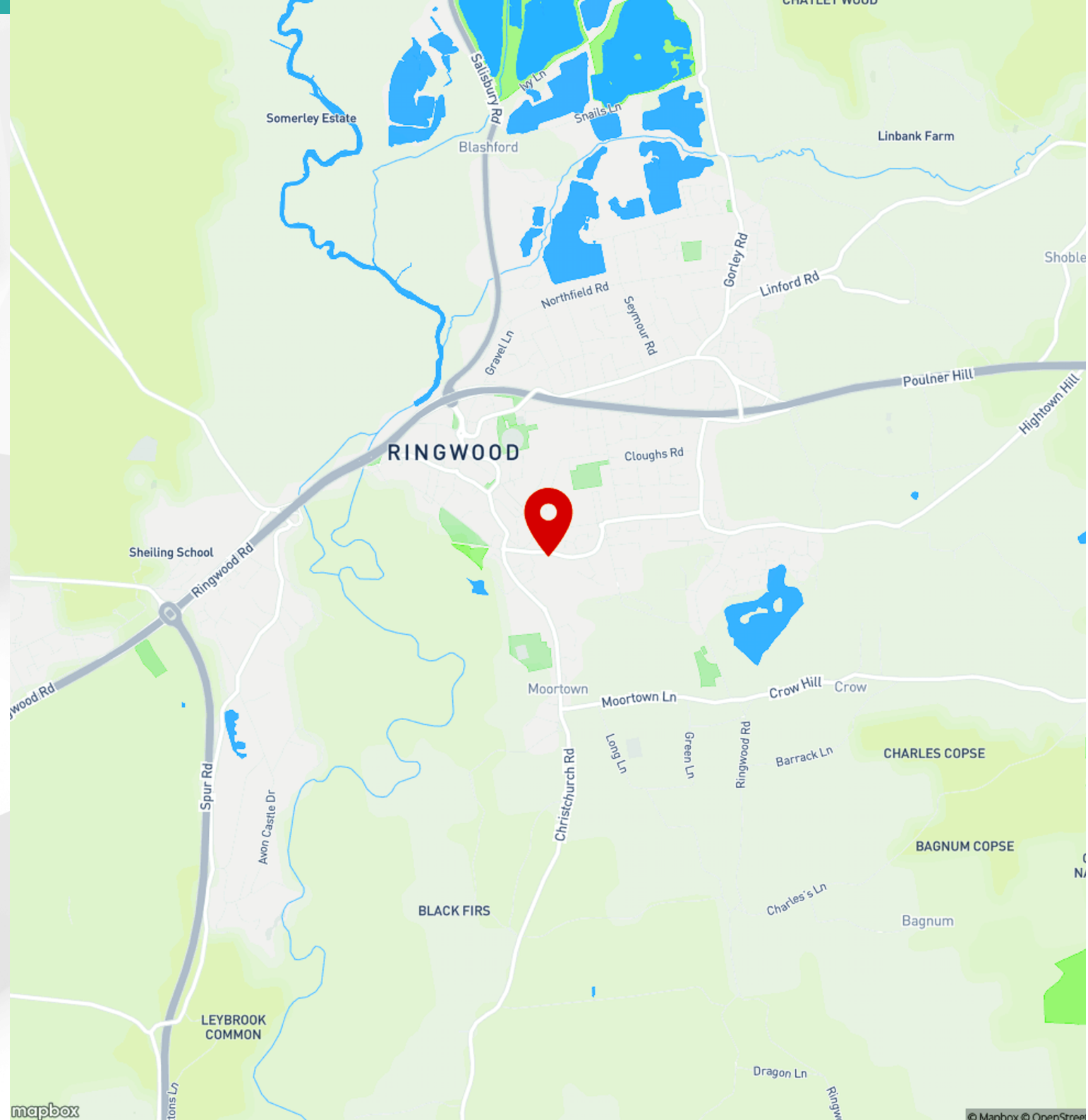


Location



Unit 6 GP Centre, Yeoman Road, Ringwood, BH24 3FF

GP Centre forms part of the Forest Gate Business Park development which is accessed off Christchurch Road, providing direct access to Ringwood town centre and the A31, which are approximately 1 mile distant. Occupiers on the business park include Lidl, Premier Inn and Anytime Fitness.





Further Details

Description

GP Centre is a development consisting of 11 light industrial/business units which were constructed in 2017. Unit 6 is a detached unit which is of blockwork inner, brick work outer construction with steel cladding to the upper elevations. There is a pitched insulated steel clad roof with daylight panels supported upon a steel portal frame. The ground floor is concrete, there is a personnel door and UPVC windows at ground and first floor levels in the front elevation. There is a steel frame, timber decked open storage mezzanine (offices shown in photo to be removed). Loading is by way of a roller shutter loading door with a concrete loading apron. Internally, there is a unisex accessible W.C and 3 phase electricity is available.

Externally, there are 4 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,588	147.53	Available
Mezzanine	1,184	110	Available
Total	2,772	257.53	

Viewings

Strictly by appointment through the sole agent.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upwards only, open market rent reviews every 3 years.

Legal Costs

Each party is 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.

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.



Enquiries & Viewings



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