



**COMPOUND D, TWIN PINES, GRANGE ROAD,
RINGWOOD, BH24 2QE**

OPEN STORAGE TO LET
5,005 SQ FT (464.98 SQ M)



Summary

Scaffolding / Open Storage Yard To Rent

Available Size	5,005 sq ft
Rent	£14,000 per annum exclusive.
Rateable Value	£2,000 from 1.4.23
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- 5,005 sq ft (0.11 acres)
- Only 200m from A31
- Electricity and Water
- Hardcore Surface



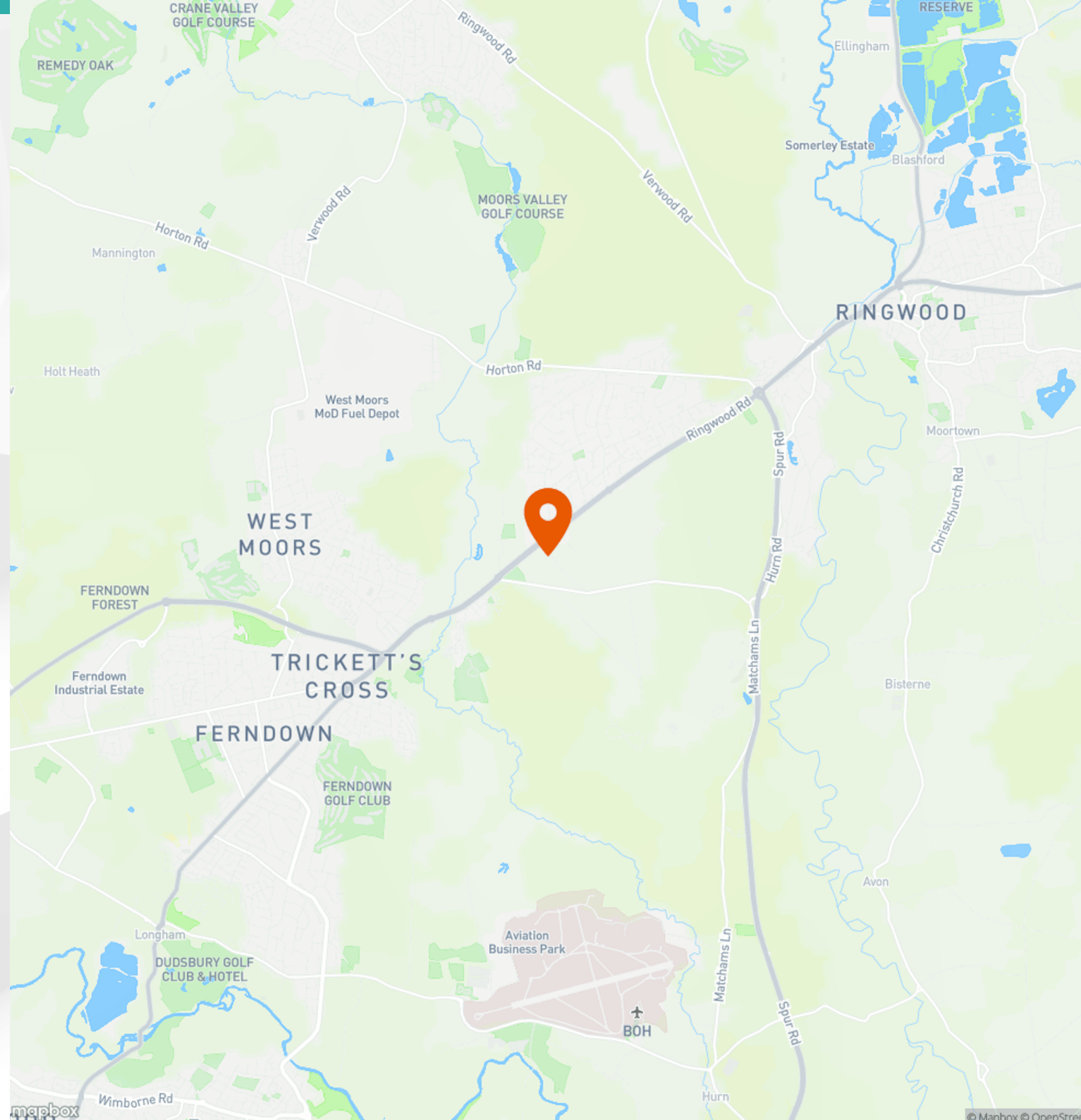
Location



Compound D, Twin Pines
Grange Road, St. Leonards,
Ringwood, BH24 2QE

Twin Pines is located on Grange Road which connects to the A31 dual carriageway.

The A31 is approximately 200 meters distant from the premises and provides links to the M27/M3 motorway networks.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Outdoor	5,005	464.98
Total	5,005	464.98

Description

The compound extends to approximately 5,005 sq ft (0.11 acres) is gated and fenced and benefits from a hardcore surface, electricity and water.

Terms

Available by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews.

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.

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.



Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262

