

# **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**



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