



**UNIT AT CLIMATE HOUSE, YEOMANS ROAD,  
RINGWOOD, BH24 3FA**

**INDUSTRIAL / WAREHOUSE / INDUSTRIAL/LOGISTICS / WAREHOUSE TO LET**  
**2,809 SQ FT (260.96 SQ M)**





# Summary

**TO LET - 2,809 sq ft (261 sq m)**

Available Size	2,809 sq ft
Rent	Rent on application
Business Rates	To be assessed (currently assessed with main building)
EPC Rating	A (24)

- Opportunity to lease modern workshop with large forecourt to include 10 car parking spaces
- 8.2m internal eaves height





# Location



**Unit at Climate House  
Yeomans Road, Ringwood,  
BH24 3FA**

Climate House is located on 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 Forest Gate Business Park include Lidl, Premier Inn and Anytime Fitness.









# Further Details

## Description

Climate House was constructed in 2015 and occupies an approx. 2.5 acre plot. The unit comprises a rear section of Climate House and is accessed to the rear of the property. It is of steel portal frame construction with a steel clad roof with an approx. 8.2m internal eaves height. The floor is concrete and loading is by way of a sectional up and over loading door measuring approx. 6.2m W x 5.4m H. There is 3 phase electricity and LED lighting. A W.C will be installed.

Externally, there is a concrete forecourt providing approx. 10 car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,809	260.96	Available
<b>Total</b>	<b>2,809</b>	<b>260.96</b>	

## 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 periodic upward only, 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.

## 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.

## Rateable Value

To be reassessed.





## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145 629

01202 558 262



**Vail  
Williams**

[View on our website](#)