



**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
Total	2,809	260.96	

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



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