



**UPPER YARD, COURT FARM, RINGWOOD ROAD,
CHRISTCHURCH, BH23 7BG**
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET
1,050 TO 2,100 SQ FT (97.55 TO 195.10 SQ M)



Summary

BRAND NEW INDUSTRIAL/WORKSHOP UNITS

Available Size 1,050 to 2,100 sq ft

Rent All rents quoted per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Business Rates To be assessed upon completion.

EPC Rating Upon enquiry

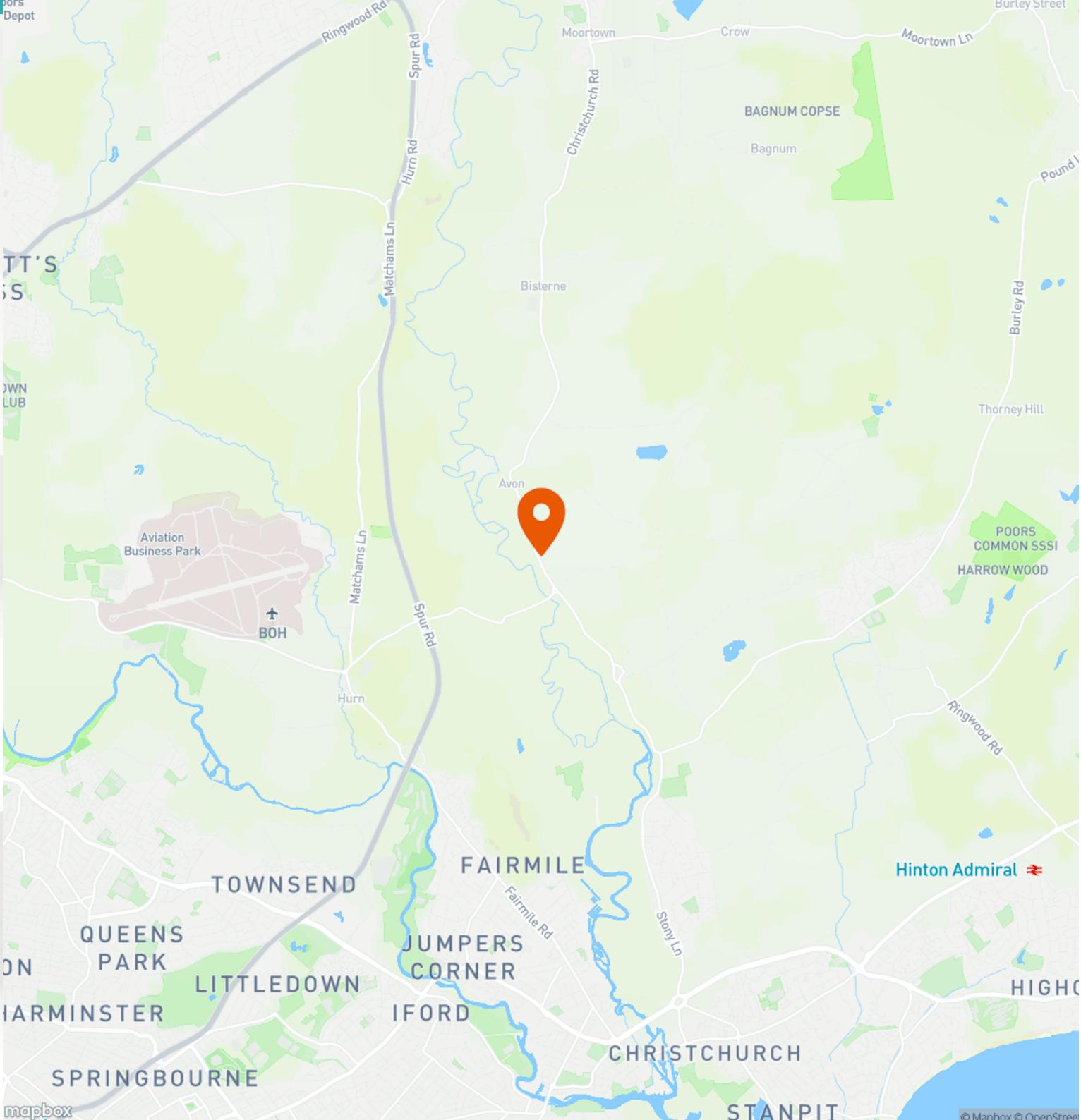
- Brand new industrial/workshop units
- Ability to lease individually or combine units
- Due to be ready for occupation from March 2026
- Target EPC A rating
- On site car parking
- LED lighting
- W.C & kitchenette facilities



Location

 **Upper Yard Court Farm,
Ringwood Road, Christchurch,
BH23 7BG**

Court Farm is a mixed-use development accessed off the B3347 Ringwood Road and is situated adjacent to the Avon Causeway. The B3347 provides direct links to Ringwood to the north and the A35 to the south, providing good communication access across the conurbation. Bournemouth Airport is located approximately 2.5 miles distant from the premises. Corner Barn benefits from profile to the B3347 Ringwood Road.





Further Details

Description

Upper Yard is a detached industrial/workshop unit which has been arranged as two semi-detached units of steel portal frame construction with profiled steel clad elevations and a pitched steel clad roof. The ground floor is concrete, the internal eaves height is approximately 3 metres and access is via a roller shutter door for Unit A and double personnel doors for Unit B.

Internally there is LED lighting, disabled W.C and kitchenette facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
Unit - A	1,050	£13,500 /annum	Available
Unit - B	1,050	£12,000 /annum	Available
Total	2,100		

Planning Consent

Planning consent has been granted for commercial business and service uses within Class E (c) (i), (ii) & (iii), (e) and Class E (g) (i), (ii) & (iii).

Lease Terms

The premises are available to lease by way of a new full repairing and insuring leases for a negotiable term, subject to periodic rent reviews.

Estate Service Charge

There will be an estate service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate. Interested parties are urged to make further enquiries.

EPC Rating

Target A

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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.

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.



Enquiries & Viewings



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