

# TO LET



 **Cowling  
& West**

**01202 558 262**  
**cowlingandwest.co.uk**

## Yard, Open Storage, Offices & Workshop

- On a site of approximately 0.75 acre
- Secure Detached Industrial Premises, Offices and Yard
- Court Vale Farm, Court Hill, Damerham, Fordingbridge, SP6 3HL





Court Vale Farm, Court Hill, Damerham, Fordingbridge, SP6 3HL



## ● Features

- Gated Yard Area
- Industrial / Warehouse unit - 1,941 sq ft
- Office Building - 2,138 sq. ft.
- Total Site area - 0.75 acres

## ● Description

The useable site extends to approximately one acre and adjoins an additional area of woodland. The site is predominately laid with a hard core finish and incorporates a detached single storey office building, and a separate detached workshop.

The office building comprises a series of cellular offices with lighting and an oil fired heating systems via radiators. There is a kitchen facility and two individual WC's. The office accommodation extends to approximately 2,138 sq. ft.

The workshop is located to the rear of the site and is of steel portal frame construction. It has 2 roller shutter loading doors and the unit extends to approximately 1,941 sq. ft.

Externally, there is a hard surfaced yard area which is accessed through electric gates with an intercom system.

## ● Photos



## ● Location

The property is situated on Court Hill which is the principle route between Fordingbridge, Sandleheath and the village of Damerham. Fordingbridge is located approximately 2.5 miles to the South East, Ringwood and the A31 approximately 8 miles to the South and Salisbury approximately 12 miles to the North. The property is accessed off Court Hill through a secure gate.

[VIEW LOCATION MAP](#)[GOOGLE STREET VIEW](#)

**Court Vale Farm, Court Hill, Damerham, Fordingbridge, SP6 3HL**



● Accommodation

Industrial Warehouse Unit	1,941 sq ft	( 180 sq m )
Office Building	2,138 sq ft	( 199 sq m )
Total Site Area Approx	32,670 sq ft	( 3,035 sq m )

Measured in accordance with the 6th edition of the RICS Code of Measuring Practice

● Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only open market rent reviews every 3 years.

● Rent

£55,000 pa exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order. We understand that the property is not elected for VAT and that therefore the rent will not be subject to VAT.

● Rates

£28,250 (from 01/01/2017)

● Legal Costs

The incoming tenant to be responsible for the landlord’s reasonable legal costs.

● Energy Performance

The office building has an Energy Performance Asset Rating of E (104).

● Planning

The property currently has a valid Planning Consent for use as a 'civil engineering business, including ancillary office, covered stores, open storage and vehicle parking and workshop'. Alternative employment uses maybe considered subject to obtaining appropriate planning consent.

● Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

● Viewing

Strictly by appointment through the joint agents, Cowling and West and Goadsby.

Mr David Cowling davidc@cowlingandwest.co.uk	Ms Bryony Solan
Cowling & West The White House 170 Magna Road Canford Magna Wimborne Dorset BH21 3AP	Goadsby 01202 550110

● Important Note

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

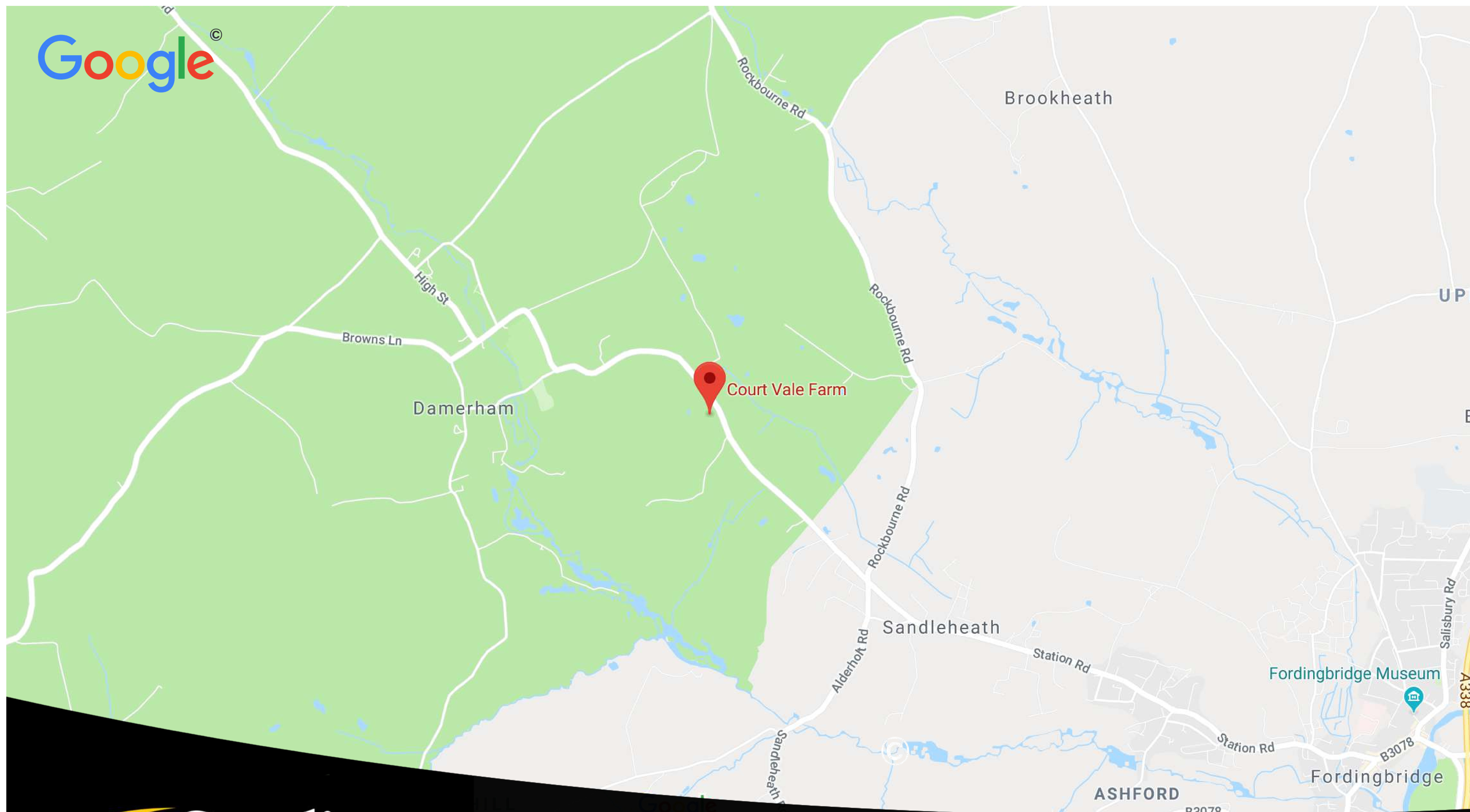
● Identification

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant/purchaser once terms have been agreed.

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