



1991

## **FOR SALE OR TO LET**

### **BRAND NEW INDUSTRIAL/ WAREHOUSE UNIT**

**1,282 sq ft (119m<sup>2</sup>)**  
Approx Gross Internal Area

**UNIT 5E  
G.P. CENTRE  
FOREST GATE BUSINESS PARK  
YEOMAN ROAD  
RINGWOOD  
HAMPSHIRE  
BH24 3FF**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

## **Location**

The G.P. Centre is a small development of business units and office buildings on the Forest Gate Business Park which is accessed from the B3347 Christchurch Road approximately half a mile to the south east of Ringwood town centre. The B3347 connects with the main A31 and A338. The A31 connects with the M27/M3 motorway network and the A338 leads to Salisbury.

## **Description**

The premises have been constructed to the following specification:-

- ❖ Brick outer, blockwork inner wall construction
- ❖ Cladding to upper elevations
- ❖ Steel frame supporting pitched insulated roof incorporating daylight panels.
- ❖ Sectional up and over loading door
- ❖ Unisex disabled WC
- ❖ Internal eaves height approximately 6.5 m
- ❖ Ground and first floor windows
- ❖ Separate personnel door
- ❖ Allocated car parking spaces



## **Services**

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## **Planning**

In accordance with our normal practice, we advise all interested parties to make their own enquiries through the Planning Department of New Forest District Council (tel: 023 8028 5000) in connection with their own proposed use of the property.

No delivery activity shall take place on the site in connection with the approved uses other than between the hours of 8:00am and 21:00 Monday to Fridays, and 8:30am and 17:00 on Saturdays not including recognised Sundays or recognised public holidays.

## **Tenure**

### **Leasehold**

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

## **Rent**

**£15,500** plus VAT per annum exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings, payable quarterly in advance by standing order.

### **For Sale**

The property is for sale with vacant possession.

## **Price**

**£230,000** plus VAT

## **Rateable Value**

To be assessed

## **Legal Costs**

Each party is to bear their own legal costs incurred in the transaction.

## **Service Charge**

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## **Disclaimer**

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

## **Viewing**

Strictly by appointment through the Joint Sole Agents:-

**Nettleship Sawyer**  
**FAO: Steven Tomkins**  
e-mail [stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
Tel: 01202 556491

**Goadsby**  
**FAO: James Edwards**  
e-mail: [James.Edwards@goadsby.com](mailto:James.Edwards@goadsby.com)  
Tel: 01202 550000

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## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

