

Unit 5, Fordingbridge Business Park, Fordingbridge, SP6 1BD

Industrial/Warehouse Unit

2712 sq ft

(251.93 sq m)

For Sale



LOCATION

Fordingbridge is a busy town on the edge of the New Forest, with good access to the A338 to Salisbury approximately 10 miles and Ringwood (A31 approximately 6 miles). It has a resident population of 5998 (Source: 2011 Census).

SITUATION

Fordingbridge Business Park is located on the western edge of the town of Fordingbridge, just off the B3078, which connects Fordingbridge to Cranborne to the west.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit of steel portal frame construction with cavity brick and block work elevations and profile steel cladding to walls and roof. The unit is fitted with a mezzanine floor, which is fitted out as office space with suspended ceiling with Category II lighting, air conditioning and central heating. On the ground floor there is a partitioned office and WC. The unit has a minimum eaves height of 16 ft and a roller shutter loading door of 4 m x 3 m. The office has the benefit of a suspended ceiling, air conditioning and trunking for data cabling.

There is a forecourt providing loading and parking with a total of 5 allocated car parking spaces.

ACCOMMODATION

Ground Floor	1793 sq ft	(166.58 sq m)
First Floor	919 sq ft	(85.38 sq m)
Total	2712 sq ft	(251.93 sq m)

TENURE

Long Leasehold (999 years approx.).

A service charge is payable for the maintenance and upkeep of the common areas of the Estate.

PRICE

£220,000.

VAT

VAT is payable on the sale price.

BUSINESS RATES

Rateable Value: £14,750.*

Rates payable for year ending 31/03/18: £6,873.50.**

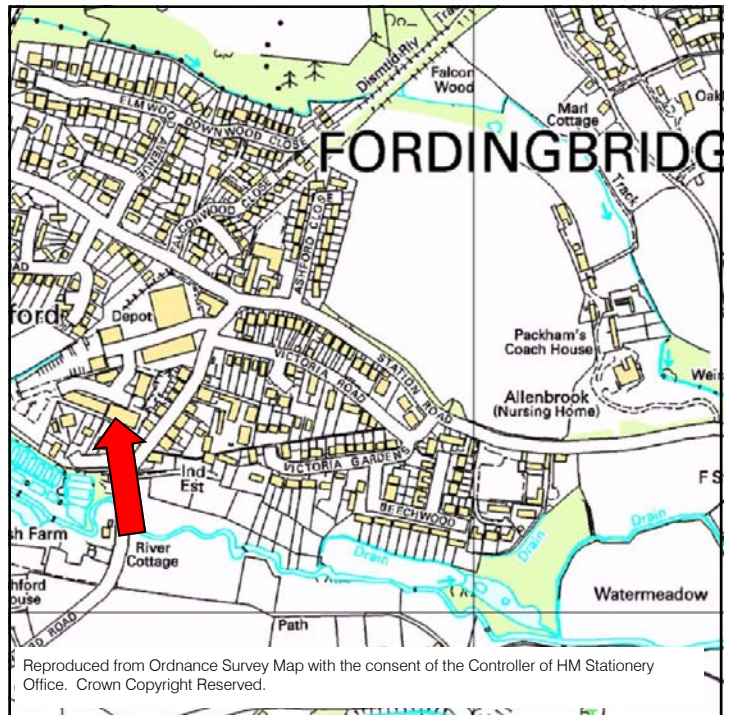
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity (3 phase), water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/18029

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

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