

Unit 10, Fordingbridge Business Park, Fordingbridge, SP6 1BD

Industrial/Warehouse Unit

1222 sq ft (113.52 sq m)

Plus Mezzanine 1156 sq ft (107.39 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 provides additional office space and storage. 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	1222 sq ft	(113.52 sq m)
Mezzanine	1156 sq ft	(107.39 sq m)
Total	2378 sq ft	(220.91 sq m)

TENURE

Long Leasehold.

The property is available for sale on the residue of a 999 year lease.

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

PRICE

£135,000.

VAT

VAT is payable on the price.

BUSINESS RATES

Rateable Value: £7,100.*

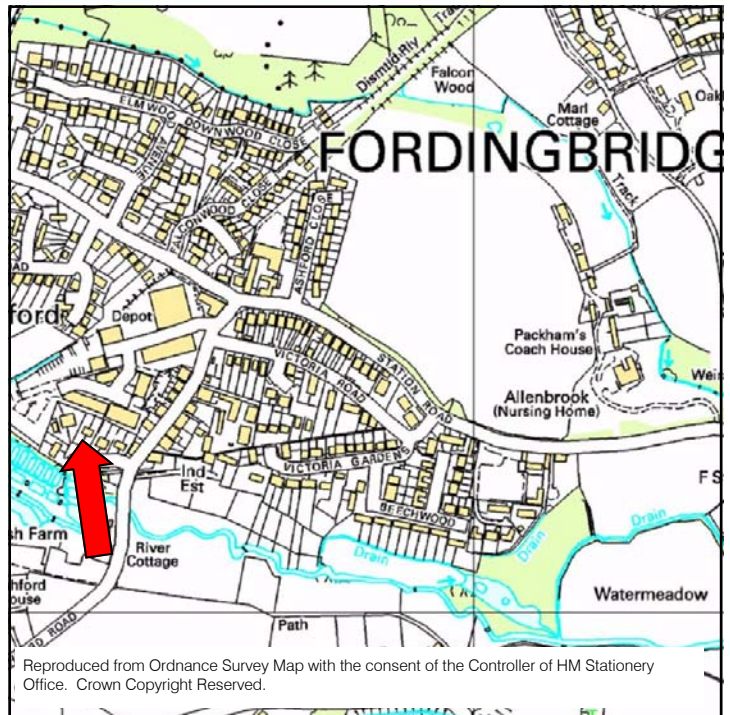
Rates payable for year ending 31/03/16: £3,408.

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

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

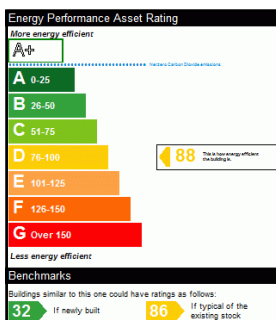
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Appletree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

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.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.