



FOR SALE OR TO LET

Industrial/Warehouse Unit
2041 sq ft (223.05 sq m)

- Modern Industrial/Warehouse Unit
- Established Business Centre
- Up & Over Loading Door
- Kitchen & Cloakroom Facilities
- Allocated Parking

The Glenmore Centre, Fordingbridge

Unit 14, The Glenmore Centre, Sandleath Industrial Estate, Fordingbridge, SP6 1TE

LOCATION

Fordingbridge lies approximately 12 miles south of Salisbury and 7 miles north of Ringwood on the A338 and has a resident population of 6800 (Source: 2021 Census).

The Glenmore Centre is located on the Sandheath Industrial Estate, approximately 1 mile west of Fordingbridge.

DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof and brick and blockwork elevations.

The workshop space is serviced by an up and over shutter door. A mezzanine floor provides additional storage/workshop space. There is fitted kitchenette and cloakroom facilities.

Externally, there is allocated car parking.

PLANNING

The units have planning consent for use for Class E(g) (light industrial), B2 (general industrial) and B8 (storage and distribution), subject to hours restrictions of 7.00 am to 7.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Apple Tree Court, Lyndhurst, SO43 7PA. Tel: 02380 285000.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Ground Floor	1295 sq ft	(120.30 sq m)
Mezzanine	1106 sq ft	(102.74 sq m)
Total	2401 sq ft	(223.05 sq m)

TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£255,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£17,950 per annum exclusive.

VAT

VAT is payable on the price/rent.

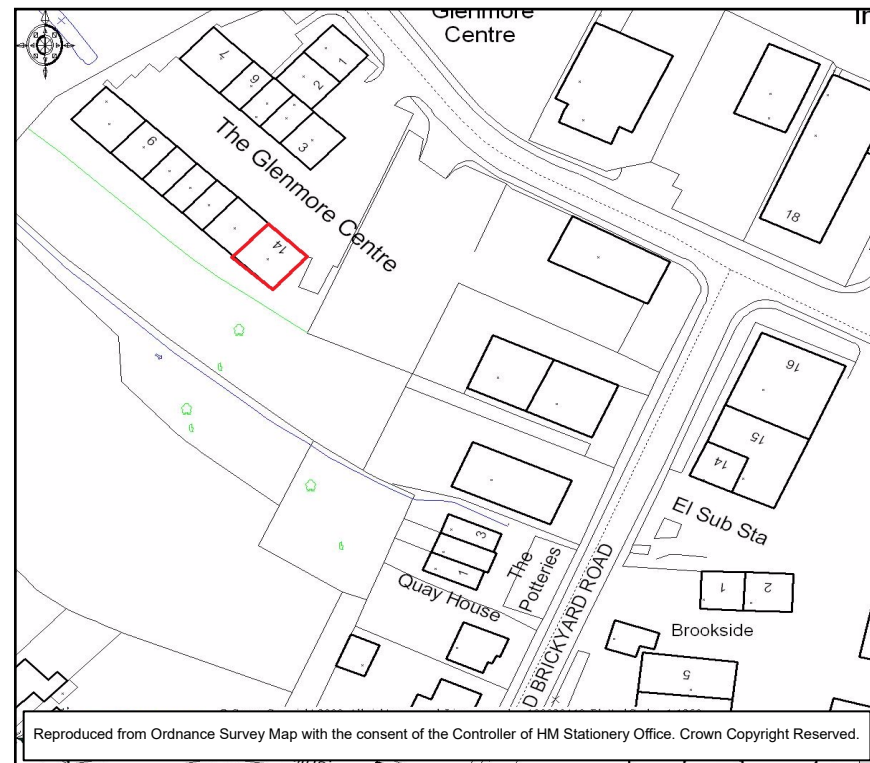
BUSINESS RATES

Rateable Value: £17,750.*

Rates payable for year ending 31/03/27: £7,668.

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

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.



SERVICES

Mains electricity (3 phase), gas, 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.

ENERGY PERFORMANCE

The property has an EPC rating of E111.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17119-14

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.