



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



INDUSTRIAL UNITS TO LET

PRICES ON PAGE 3

📍 Beech House Farm, Lyndhurst Road, Bransgore, Christchurch
Dorset, BH23 8LA



KEY FEATURES

- Suitable for small businesses, hobby use, or storage
- Approximately 5 miles east of Christchurch Town Centre and 5 miles north of New Milton Town Centre
- Range of workshop units available, sized from approximately 284 sq.ft. to 1,800 sq.ft.

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SITUATION AND DESCRIPTION

Lyndhurst Road is located between Bransgore and Hinton Admiral. Lyndhurst Road connects Ringwood Road with the A35. Beech House Farm is located midway along Lyndhurst Road and is about 5 miles east from Christchurch Town Centre and 5 miles north of New Milton Town Centre.

Beech House Farm comprises a mix of workshops ranging in size from 284 sq.ft. up to 1,800 sq.ft. The workshops would be ideally suited for small businesses, hobbyists or for storage.

The accommodation comprises basic workshop space that is currently under renovation by the landlords. Each unit will have electricity supply. Most units will have a water connection.

The shipping container (Building M) has no electricity or water

There are communal cloakroom facilities on site

PLANNING

There has been a long established use of the site for a wide variety of commercial uses including motor trade.

All uses would be considered

TENURE

3 yearly tenancies agreements. Mutual rolling break clauses throughout the term of the tenancy agreement.

3 months rent paid in advance and thereafter rents are paid monthly in advance.

EPC RATING - ALL BUILDINGS HAVE AN EPC RATING OF C

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ACCOMMODATION

All accommodation is currently under renovation by the landlords

With the exception of the shipping container all Buildings have an electric supply and water connection

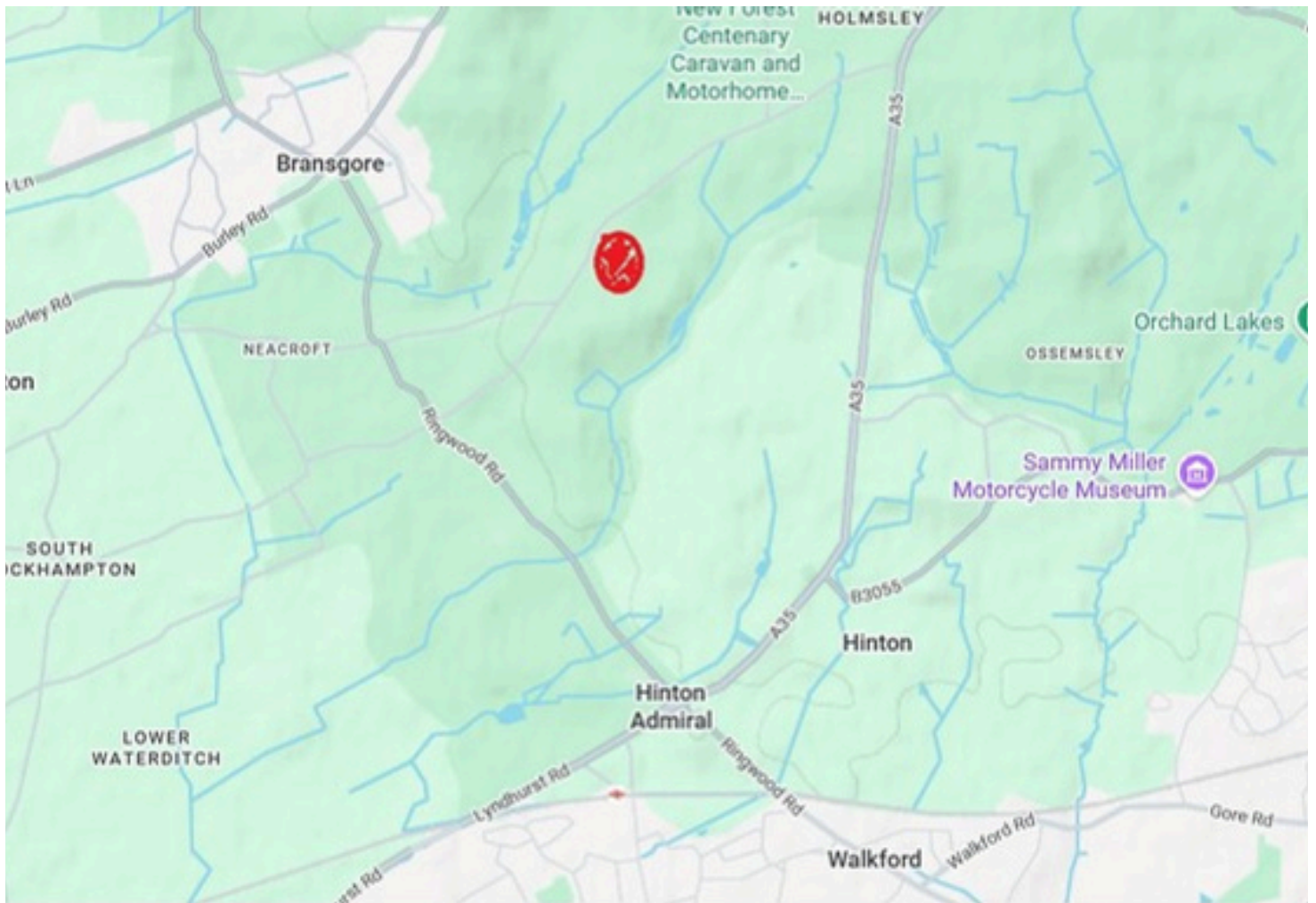
2 parking spaces will be provided for each unit.

Additional parking and outside storage can be provided

Building	Floor Area	Rental
Building A	842 sq.ft. (78 sq.m.) Approx.	£ 9,000 p.a.
Building H	897 sq.ft. (83 sq.m.) Approx.	£ 9,500 p.a.
Building J	435 sq.ft. (40 sq.m.) Approx.	£ 5,500 p.a.
Building M	224 sq.ft. (21 sq.m.) Approx.	£ 2,000 p.a.
Building N	537 sq.ft (50 sq.m.) Approx.	£ 6,000 p.a
Building O	558 sq.ft. (51 sq.m.) Approx.	£ 6,250 p.a.
Building P	441 sq.ft. (41 sq.m.) Approx.	£ 4,850 p.a.
Building S	284 sq.ft. (26 sq.m.) Approx.	£ 4,750 p.a.
Building T	1,800 sq.ft. (167 sq.m.) Approx.	£14,000 p.a.
Building U	437 sq.ft (40 sq.m.) Approx.	£ 4,850 p.a.

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MAP LOCATION



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and 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 purchaser or tenant once terms have been agreed.

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