



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.

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & 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

ARRANGE A VIEWING

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.

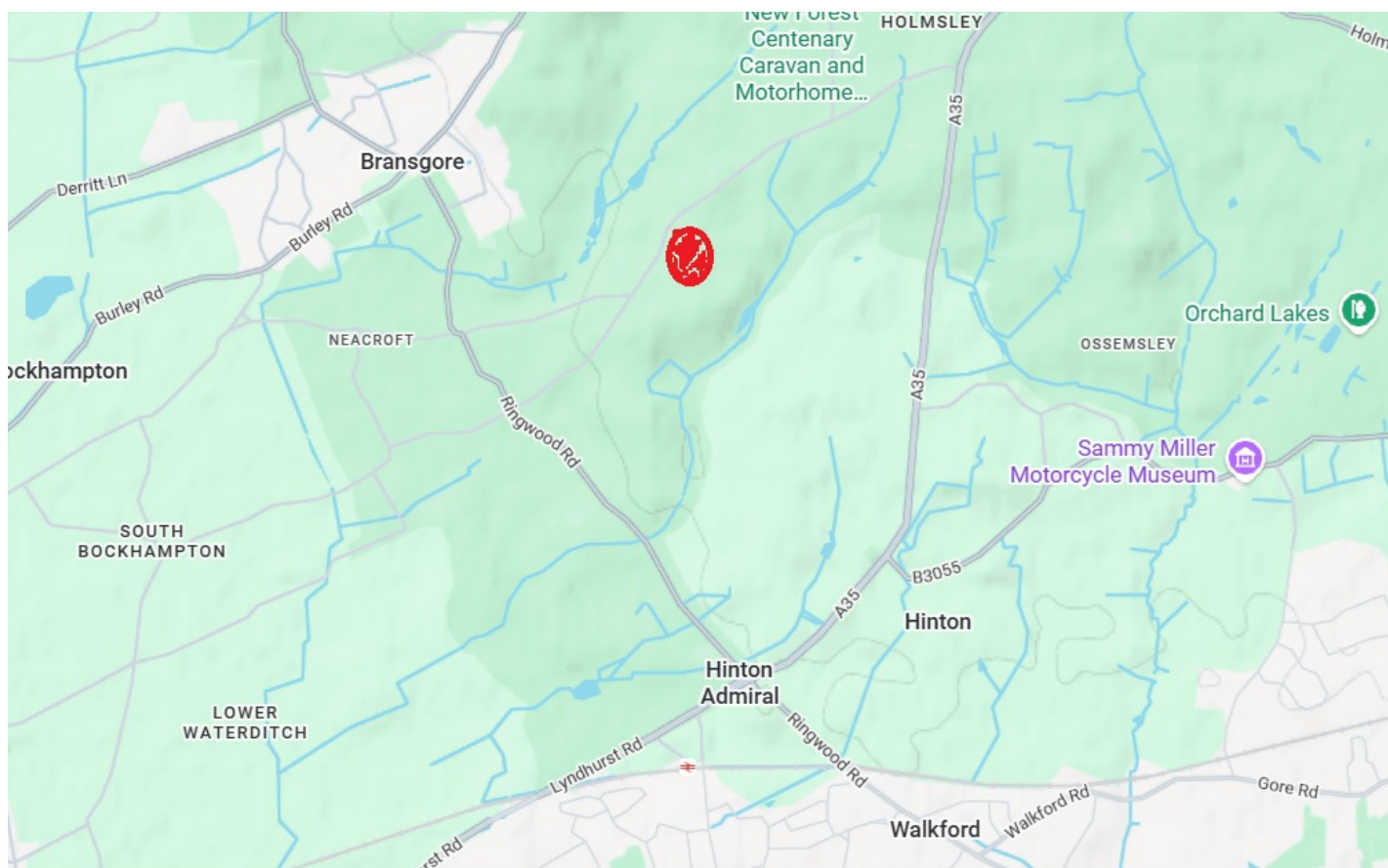
2 parking spaces will be provided for each unit. Additional parking and outside storage can be provided

Building	Floor Area	Rental	
Building A	842 sq.ft. (78 sq.m.) Approx.	£9,000 .p.a.	Let
Building H	897 sq.ft. (83 sq.m.) Approx.	£9,500 p.a.	Under Offer
Building J	435 sq.ft. (40 sq.m.) Approx.	£5,500 p.a.	Available
Building M	224 sq.ft. (21 sq.m) Approx.	£2,000 p.a.	Available
Building N	537 sq.ft. (50 sq.m.) Approx.	£6.000 p.a.	Let
Building O	558 sq.ft. (51 sq.m.) Approx.	£6,250 p.a.	Available
Building P	441 sq.ft. (41 sq.m.) Approx.	£4,850 p.a.	Available
Building S	284 sq.ft. (26 sq.m.) Approx.	£4,750 p.a.	Under Offer
Building T	1,800 sq.t. (167 sq.m.) Approx.	£14,000 p.a.	Under Offer
Building U	437 sq.t. (40 sq.m.) Approx.	£4,850 p.a.	Under Offer

ARRANGE A VIEWING

MAP LOCATION

© Google Maps



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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821