



#### FOR SALE OR TO LET

Factory/Warehouse Unit  
4855 sq ft (451.03 sq m)

- Modern Factory/Warehouse Unit
- Established Business Centre
- Ground & First Floor Offices
- Up & Over Loading Door
- Kitchen & Cloakroom Facilities
- Mezzanine For Additional Storage

## Sandleheath Industrial Estate, Fordingbridge

Unit 21, Sandleheath Industrial Estate, Old Brickyard Road, Sandleheath, Fordingbridge, SP6 1PA



## 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).

Sandleheath Industrial Estate is situated on Old Brickyard Road in the centre of the village. It lies 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 factory/warehouse space is serviced by an up and over shutter door. There are ground and first floor offices, together with WC facilities. A mezzanine floor provides additional storage/workshop space. There are 6 allocated car parking.

The offices have suspended ceilings with recessed LED lighting, air conditioning and perimeter trunking.

The warehouse has high bay and strip lighting and has a minimum eaves height of 5.42 m.

## PLANNING

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       | <b>2820 sq ft</b> | (261.98 sq m) |
| First Floor Office | <b>386 sq ft</b>  | ( 35.86 sq m) |
| Mezzanine          | <b>1649 sq ft</b> | (153.19 sq m) |

**Total 4855 sq ft (451.03 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

£485,000.

## LEASE TERMS

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

## RENT

£35,000 per annum exclusive.

## VAT

VAT is payable on the price/rent.

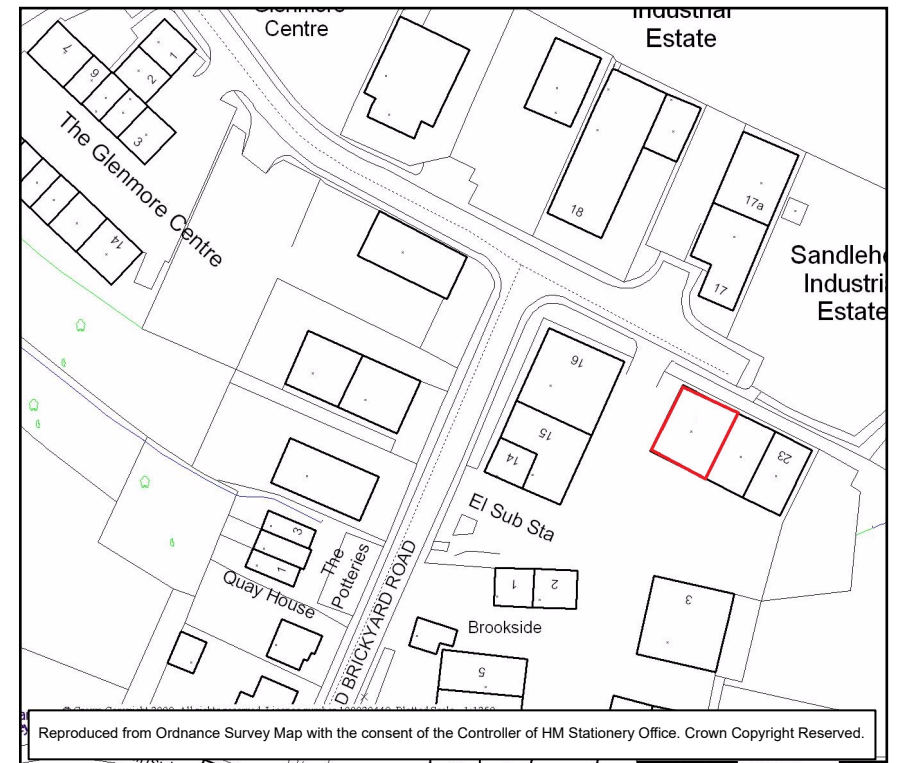
## BUSINESS RATES

Rateable Value: £44,250.\*

Rates payable for year ending 31/03/27: £19,116.

\*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](http://www.rics.org).



## 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.

## ENERGY PERFORMANCE

The property has an EPC rating of C58.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/17193

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