



**ALBION ROAD GARAGE, 4 ALBION ROAD,  
FORDINGBRIDGE, SP6 1EL**

**OTHER / INDUSTRIAL / WAREHOUSE TO LET**  
3,085 SQ FT (286.61 SQ M)



# Summary

## Detached Former Car Garage - To Rent

Available Size	3,085 sq ft
Rent	£35,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings.
Rateable Value	£20,500 from 1.4.23
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

- 4.6m Internal Eaves
- 3x 4 post and 1 x 2 post car lifts
- 3 Phase Electricity



# Location

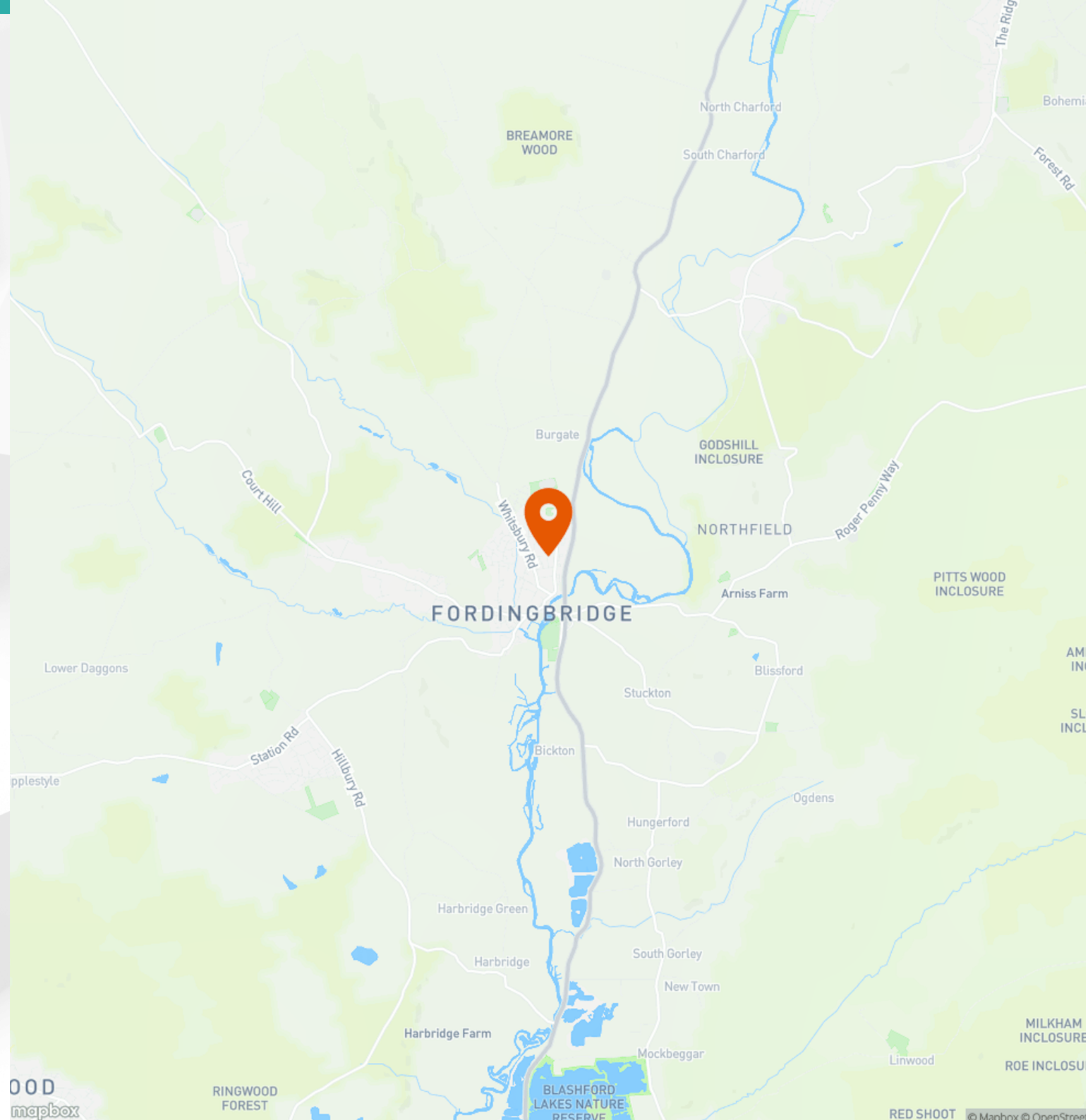


**Albion Road Garage 4 Albion Road, Fordingbridge, SP6 1EL**

Albion Road Garage is located on Albion Road in Fordingbridge, a well-established market town within the New Forest District of Hampshire. The property lies a short distance from the town centre.

Fordingbridge is situated approximately 10 miles south of Salisbury and serves a wide rural catchment, with strong links to surrounding towns and villages.

The A338 provides a direct north-south route connecting Fordingbridge to Salisbury and Bournemouth. The A338 connects with the A31 which offers access to the wider regional road network, including the M27 and M3 motorways.





# Further Details

## Description

This former detached car garage benefits from the below specification:

- 4.6m internal eaves
- Concrete Floor
- Pitched Roof
- WC
- Kitchenette
- 2 x Electric Roller Shutter Doors
- Car Repair Equipment (3x4 post ramp, 1x2 post ramp, wheel changing machine, wheel balancer and various spares from previous occupier).

Externally there is a parking area in front of the property and there is an area for parking / storage to the side.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,085	286.61
<b>Total</b>	<b>3,085</b>	<b>286.61</b>

## Viewings

Stricly via sole agents Vail Williams.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards only rent reviews.

## AML

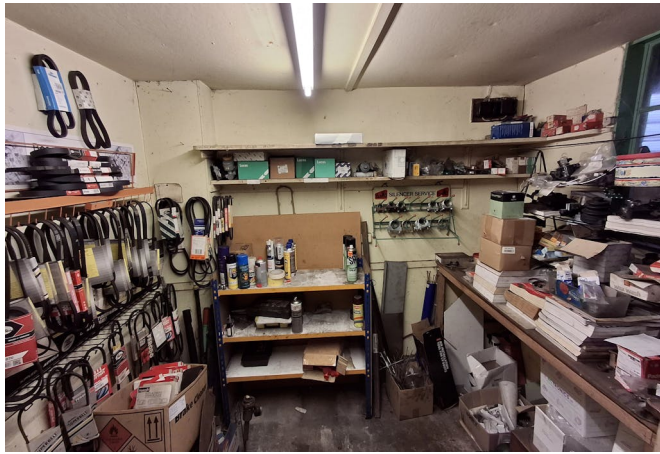
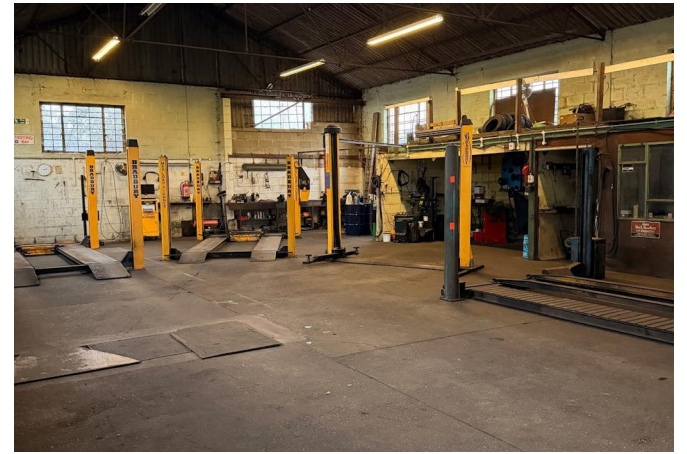
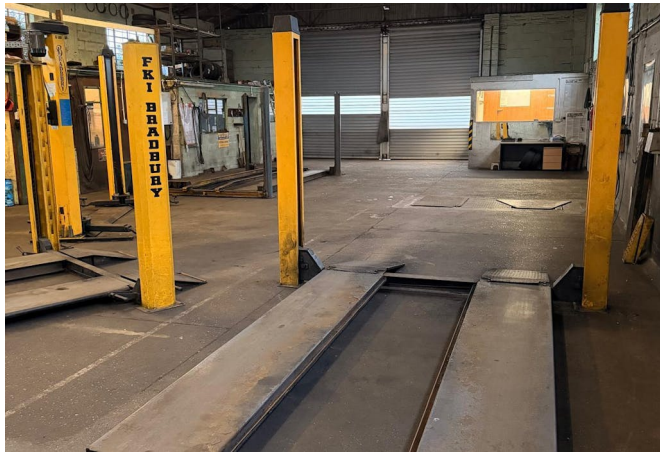
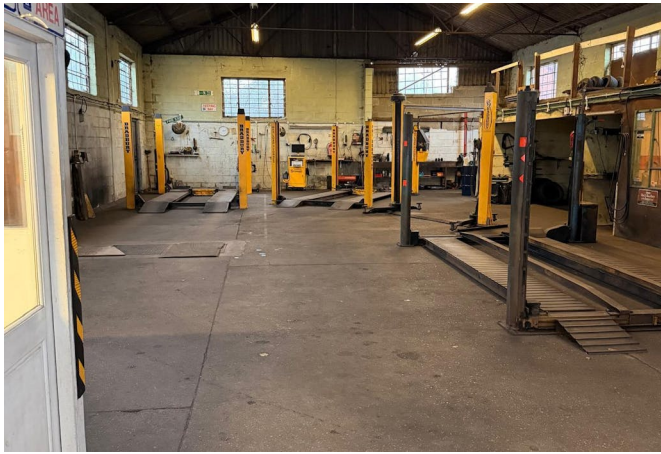
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.





## Enquiries & Viewings



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Nik Cox**

[ncox@vailwilliams.com](mailto:ncox@vailwilliams.com)

07870 557410

0238 082 0900



**Vail  
Williams**

[View on our website](#)