



**UNIT 8 PINTAIL BUSINESS PARK, 165 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AL**

INDUSTRIAL/LOGISTICS / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

1,891 SQ FT (175.68 SQ M)



# Summary

## TO LET - TWO STOREY BUSINESS UNIT

1,891 SQ FT (175.68 SQ M)

Available Size	1,891 sq ft
Rent	£24,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rates Payable	£520.31 per month (from 1.04.23)
Rateable Value	£11,250
EPC Rating	A (2)

- Two storey business unit with fitted offices
- Solar PV panels
- EV charging points
- Available furnished\*
- EPC A Rating

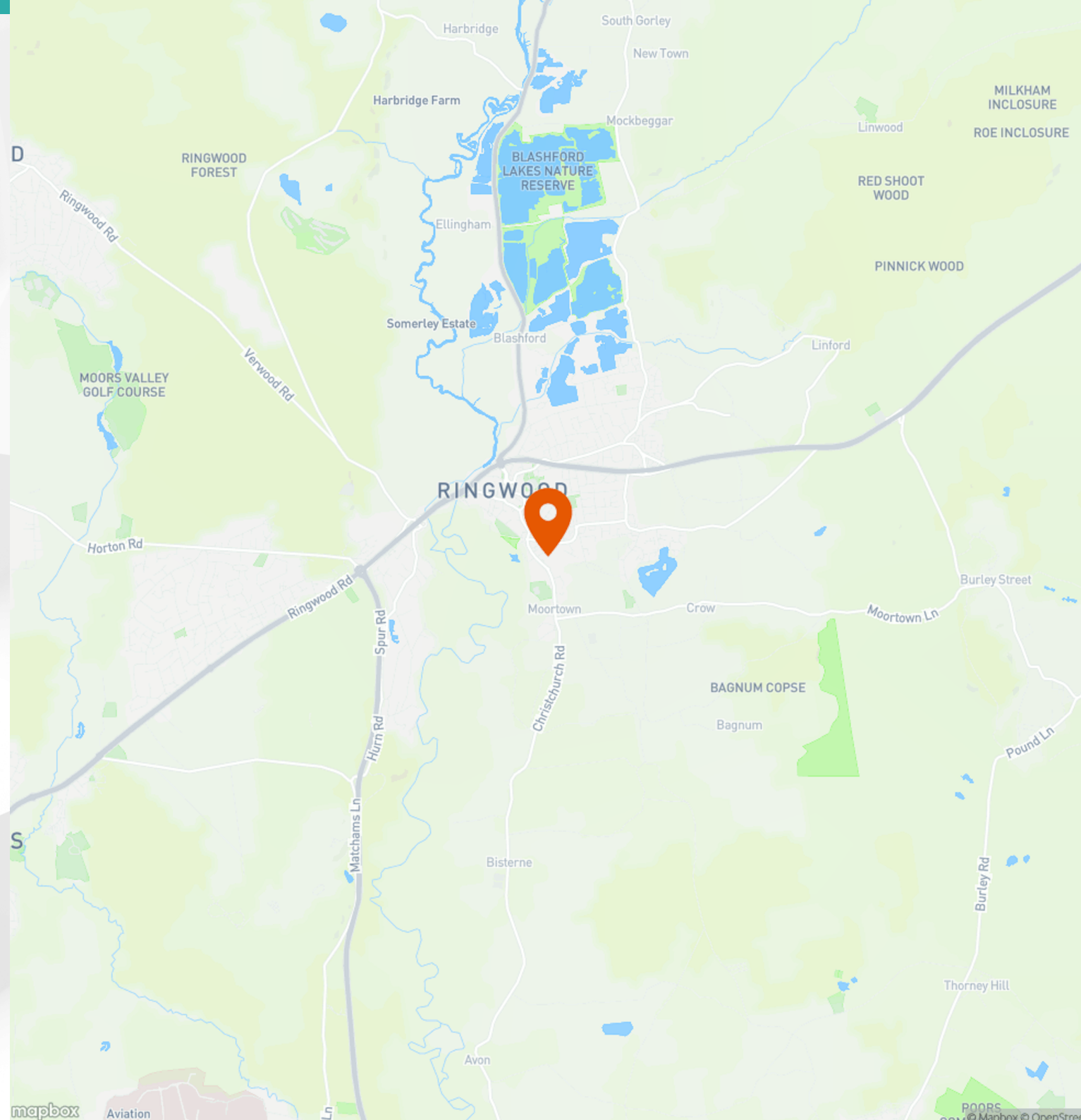


# Location



**Unit 8 Pintail Business Park**  
**165 Christchurch Road,**  
**Ringwood, BH24 3AL**

Pintail Business Park is located on Christchurch Road and is approximately 1 mile distant from the A31 which provides motorway access to the M27 to the east and access to the A338 and A35 to the west.





# Further Details

## Description

Pintail Business Park comprises 10 industrial/business units which were constructed in 2016. Unit 8 is an end terrace unit fitted as a two storey business unit with offices with an EPC A rating.

The premises is constructed of brick work outer, block work inner wall construction with steel cladding to the upper elevations. There is a pitched steel clad roof and there are windows in all elevations at ground and first floor levels. The internal eaves height is approx. 5.5m and the loading door measures approx. 3m W x 4.5m H. We have been advised there are solar PV panels on the roof (13kVA).

Internally, the premises is predominantly fitted as offices with stores. There is an accessible W.C, unisex W.C and shower facilities. The offices benefit from suspended ceiling, LED lighting, carpets, electric heating/cooling and blinds. Externally, there are 3 allocated parking spaces and 3 EV charging points. The property is available furnished (\*subject to terms).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	945.50	87.84	Available
1st - Floor	945.50	87.84	Available
<b>Total</b>	<b>1,891</b>	<b>175.68</b>	

## Viewings

Strictly by appointment through the sole agent.

## Lease Terms

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

## AML

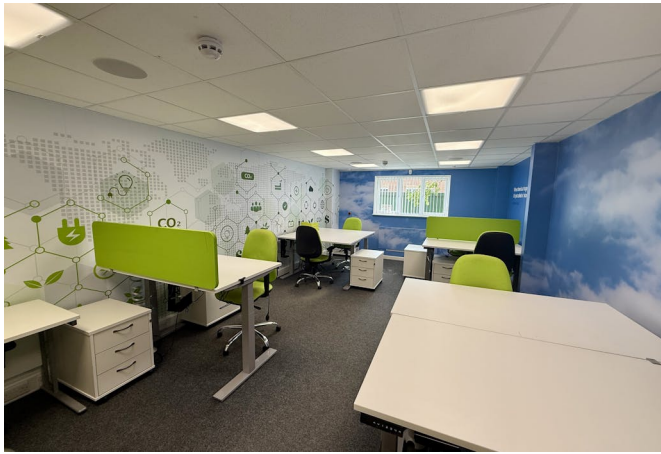
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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





## Enquiries & Viewings



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