



**UNIT 6 GP CENTRE, YEOMAN ROAD, RINGWOOD, BH24 3FF**

**INDUSTRIAL/LOGISTICS TO LET**  
**2,772 SQ FT (257.53 SQ M)**





# Summary

## DETACHED INDUSTRIAL UNIT - TO LET

Available Size	2,772 sq ft
Rent	£22,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£24,000 (from 01.04.23)
EPC Rating	B (31)

- Detached industrial unit
- Constructed in 2017
- 4 car parking spaces



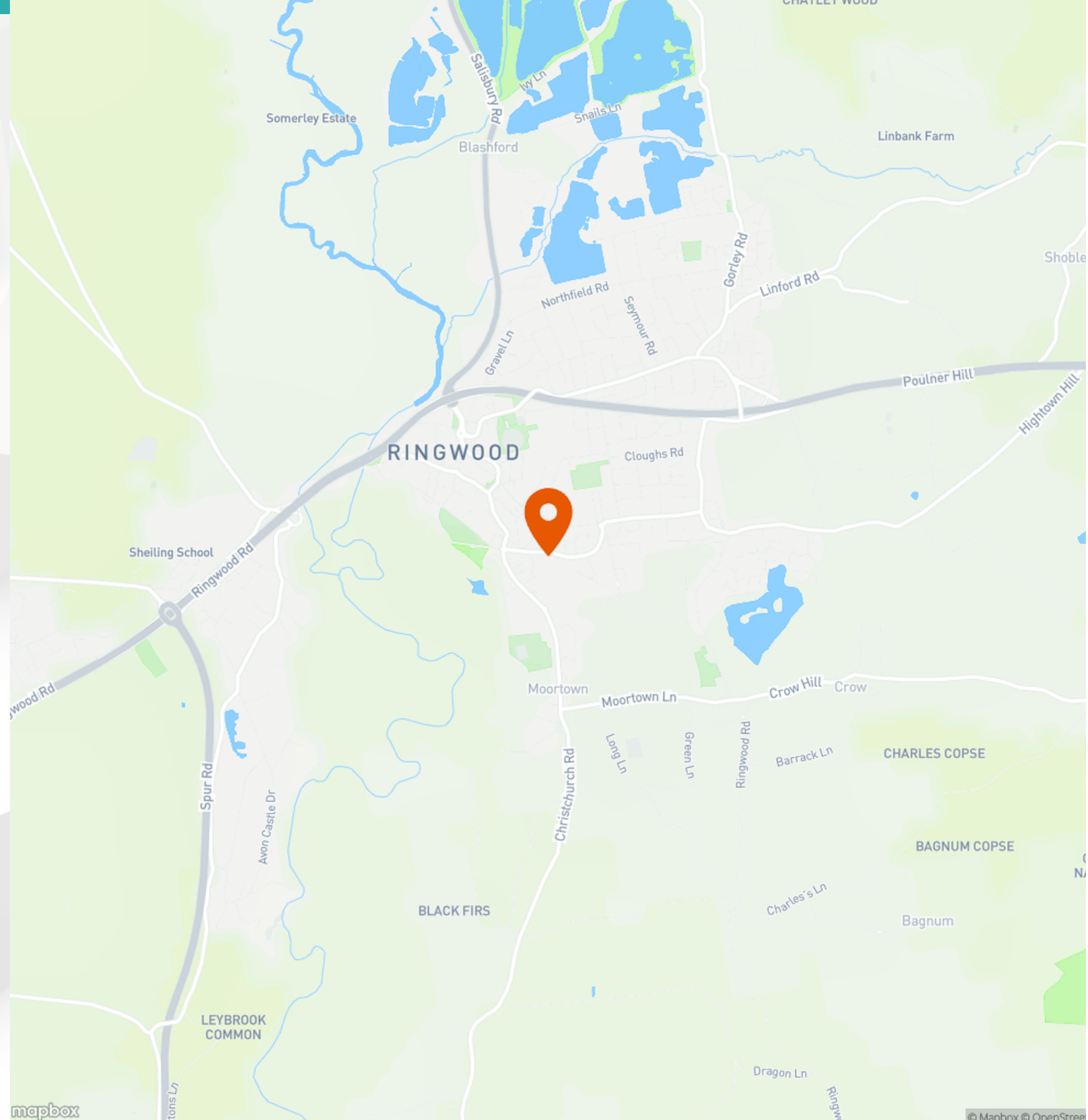


# Location



**Unit 6 GP Centre, Yeoman Road, Ringwood, BH24 3FF**

GP Centre forms part of the Forest Gate Business Park development which is accessed off Christchurch Road, providing direct access to Ringwood town centre and the A31, which are approximately 1 mile distant. Occupiers on the business park include Lidl, Premier Inn and Anytime Fitness.









# Further Details

## Description

GP Centre is a development consisting of 11 light industrial/business units which were constructed in 2017. Unit 6 is a detached unit which is of blockwork inner, brick work outer construction with steel cladding to the upper elevations. There is a pitched insulated steel clad roof with daylight panels supported upon a steel portal frame. The ground floor is concrete, there is a personnel door and UPVC windows at ground and first floor levels in the front elevation. There is a steel frame, timber decked open storage mezzanine (offices shown in photo to be removed). Loading is by way of a roller shutter loading door with a concrete loading apron. Internally, there is a unisex accessible W.C and 3 phase electricity is available.

Externally, there are 4 allocated car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,588	147.53	Available
Mezzanine	1,184	110	Available
<b>Total</b>	<b>2,772</b>	<b>257.53</b>	

## Viewings

Strictly by appointment through the sole agent.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating upwards only, open market rent reviews every 3 years.

## Legal Costs

Each party is 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.

## 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.





## Enquiries & Viewings



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