



**Unit 12c Forest Corner Farm Hangersley Hill, Hangersley, Ringwood,
Hampshire. BH24 3JW
£1,250 Monthly**



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
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01425 625 500

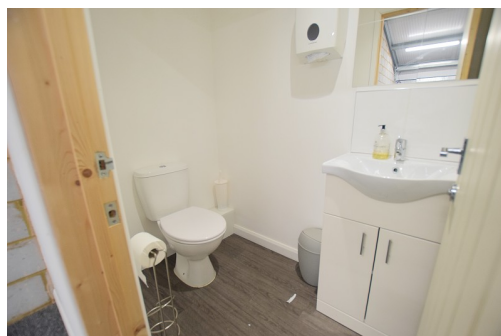




**Unit 12c Forest Corner Farm Hangersley Hill, Hangersley,
Ringwood, Hampshire. BH24 3JW**

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A recent constructed modern industrial unit located near to the A31 for easy access to Ringwood, Southampton or Bournemouth. The unit offers 1465sqft and surrounded by other units such as Southern Counties Veterinary Specialists, Forest Corner Garage, New Forest Sprits, Horizon Forklifts, Greenthumb and Stainless steel balconies.



OUTSIDE

With plenty of parking surrounding the site a Tarmac unloading apron provides access to shutter door with outside LED floodlights, steel clad access door provides access to:

UNIT (48' 5" X 30' 3") OR (14.77M X 9.22M)

Steel framed construction with lower block strengthening walls with insulated wall panels and ceiling panels, numerous LED lighting, two double glazed windows facing side aspect with security bars, roller shutter door is chain operated and insulated. Fire security system, numerous power points, three wall mounted electric heaters. Fully carpeted. There is a separate lockable secure entry gate making the main front entrance extra secure at night. BT Open Reach connection point, door provides access to Utility cupboard housing electric meter and fuse board.

KITCHENETTE

Stainless steel sink with single drainer and swan necked mixer tap with recessed under counter fridge to one side. Storage cupboard, tiled splash back and door provides access to:

CLOAKROOM (5' 10" X 3' 10") OR (1.79M X 1.17M)

Low level WC, push button flush, wash hand basin with monobloc mixer tap. Pop-up waste with vanity unit beneath, tiled splash back, ceiling extractor, LED lighting, Vinyl flooring,.

BUSINESS RATES

Current rateable value (1 April 2023 to present)

£4,100. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. You may not pay business rates on this property with a rateable value of £12,000 or less, if that's the only property your business uses.

LEASE

The unit is available on a new full repairing and insuring lease for a term of 3 years, incorporating mutual quarterly break options subject to 3 months prior notice.

SERVICE CHARGE

A service charge is payable which includes grounds maintenance and building insurance.

LEGAL FEES INVOLVED

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

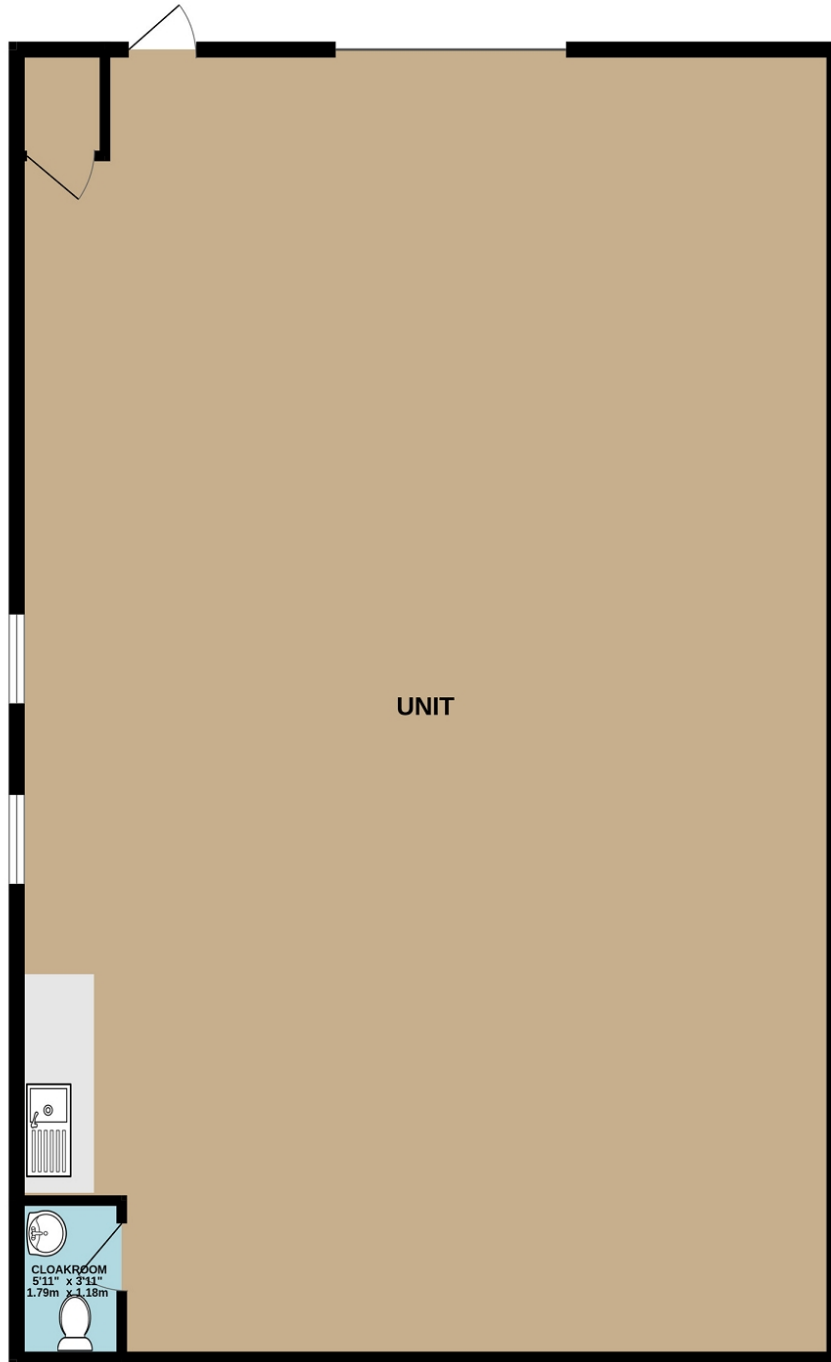
EPC

To be confirmed by Landlord.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

GROUND FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



FOREST CORNER FARM - ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.