

FOR SALE

WORKSHOP

B2 CONSENT GRANTED

GROSS INTERNAL AREA APPROX
2821 Sq Ft / 262 Sq M

**Unit 5 (& incorporating rear of Unit 4),
Wick One Industrial Estate, Wick Drive,
New Milton, Hampshire. BH25 6SJ.**

- Freehold
- End terrace



LOCATION

Wick One Industrial Estate is situated on Wick Drive accessed off Gore Road, lying approximately 1 mile to the west of New Milton town centre. The A35 is approximately 2 miles to the west providing access to the established commercial centres of Bournemouth and Christchurch and linking to the north with the A31 dual carriageway and the M27/M3 motorway networks.

DESCRIPTION

These end of terraced premises are of brick outer, blockwork inner wall construction with a pitched corrugated asbestos roof incorporating daylight panels supported upon a steel portal frame. The flooring is solid concrete, the internal eaves height is approximately 3 metres and loading to the unit is by way of a manually operated roller shutter door measuring approximately 2.6 metres high x 2.4 metres wide. A separate double glazed personnel door provides access to a lobby leading to a separate office with fluorescent strip lighting and double glazed windows to the front elevation fitted with vertical blinds. A door leads from the lobby into the workshop/warehouse which includes a store and cloakroom.

The workshop/warehouse has fluorescent strip lighting and an NV powermatic warm air heater.

Additional equipment includes:

- Electron spot welder
- Topmig welder
- Dupataalk extraction system
- Red free standing air compressor
- Hydraulic pulling system
- Plusair screw compressor
- Plusair condensor
- Mobile dust extraction units
- Spot welder
- Various hand and air tools
- 2.5 ton two post vehicle hoist
- Pillar drill
- Buff polishers
- 3 phase electricity, gas and telecom are connected.

Externally there is a forecourt providing parking for approximately 2 cars.

SUMMARY OF ACCOMMODATION

Unit 5 200 sq m 2,152 sq ft

Rear of Unit 4 62 sq m 669 sq ft

Total GIA approx 262 sq m 2,821 sq ft

PRICE

£285,000 to include the listed equipment.

TOWN PLANNING

We have been informed by our client that Unit 5 (incorporating the rear of Unit 4) has a valid planning consent for B2 (general industry) under the Town & Country Planning (Use Classes) Order 1987. However, in accordance with our usual procedure, we would recommend that interested parties make their own enquiries of the local planning department at New Forest District council (02380 285000) with regard to their own use.

RATEABLE VALUE

To be assessed.

SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to

make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

Strictly by prior arrangement.

ALL ENQUIRIES TO:

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