

another **Glenmore** development  
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# the **GLENMORE CENTRE**

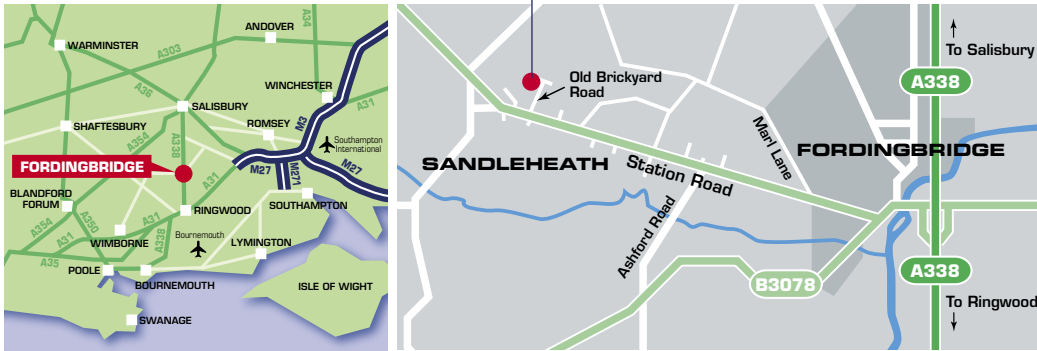
SANDLEHEATH INDUSTRIAL ESTATE, FORDINGBRIDGE, HAMPSHIRE



**FREEHOLD BUSINESS UNITS FOR SALE OR TO LET**

**1,008 TO 9,928 SQ FT**

# the GLENMORE CENTRE



## LOCATION

The Glenmore Centre is located on Sandleheath Industrial Estate, approximately 1 mile west of Fordingbridge. Situated on the A338, Fordingbridge is approximately 12 miles south of Salisbury and 7 miles north of Ringwood.

Sandleheath Industrial Estate is a thriving estate and home to a range of warehouse and industrial occupiers.

## DESCRIPTION

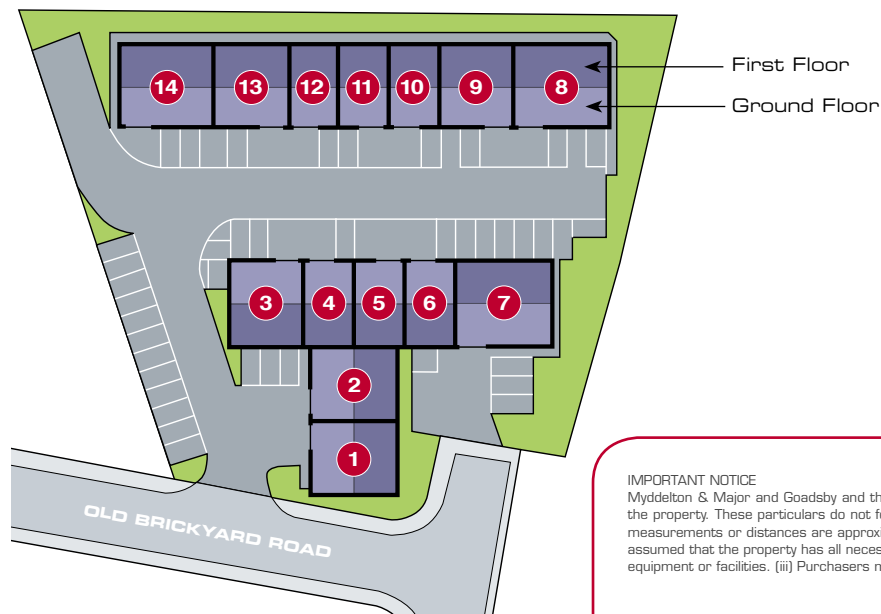
The Glenmore Centre comprises a development of industrial/warehouse units ranging from 1,008 sq ft, which can be combined to provide modern business accommodation up to 9928 sq ft. The Glenmore Centre comprises a total site area of 0.83 acres and offers high quality units of the following specification:-

- Steel portal frame construction.
- Insulated steel cladding to walls and roof incorporating 10% daylight panels.
- 4 metre high loading doors.
- 5.3 metre internal eaves height.

- Full 3 metre clearance below first floor.
- Power floated concrete floor.
- First floor storage, capable of fitting out as offices, subject to the necessary consents.
- Allocated car parking.

## SERVICES

Mains electricity (3 phase), gas, water and drainage available.



## ACCOMMODATION

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL (SQ FT)
1	1,007	504	1,511
2	1,007	504	1,511
3	1,007	504	1,511
4	672	336	1,008
5	672	336	1,008
6	672	336	1,008
7	1,294	647	1,941
8	1,294	647	1,941
9	1,007	504	1,511
10	672	336	1,008
11	672	336	1,008
12	672	336	1,008
13	1,007	504	1,511
14	1,294	647	1,941

Approximate gross internal areas taken from architect's plans.

## TENURE

Freehold or To Let under new full repairing and insuring leases, incorporating upward only rent reviews.

Occupiers will pay a service charge for the upkeep and maintenance of the common areas of the development.

## PLANNING

Planning consent has been granted for B1 (business), B2 (industrial) and B8 (warehouse and distribution), subject to the following hours of use:-  
7.00am to 7.00pm Monday to Friday and 7.00am to 1.00pm Saturdays.

## BUSINESS RATES

To be assessed.

## LEGAL COSTS

Each party to pay their own legal costs in connection with the transaction.

## VIEWING

Contact joint sole selling/letting agents:-



### IMPORTANT NOTICE

Myddelton & Major and Goadsby and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Myddelton & Major and Goadsby have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.