

Unit 12a

Carvers Industrial Estate

Southampton Road, Ringwood BH24 1JS

- ▶ End Terrace Trade Counter
- ▶ Prominent location
- ▶ Refurbished

To Let **1,719 SQ FT**

Unit 3 Now Let



Brewers
DECORATOR CENTRES

SCREWFIX

TOOLSTATION

Topps Tiles

HOWDENS

HPS
Heating, Plumbing, Supplies

Description

The unit is constructed on steel portal frame with mono pitched sloping roof. The external elevations are brick with internal block work walls. Access is via either a single personnel door or electric up and over loading door. The unit benefits from 2 car parking spaces.

Estate occupiers include Screwfix, Toolstation, Brewers Decorator Centre, Topps Tiles and Howdens.

Gross Internal Areas	SQ FT	SQ M
Total	1,719	159.68

*The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) as follows:

- ▶ B8 and Class E Use
- ▶ Minimum Eaves 3.10m
- ▶ Maximum Eaves 4.09m
- ▶ 2 Car Parking Spaces
- ▶ Loading Door 2.99m High x 4.96m Wide
- ▶ WC Facilities
- ▶ LED Warehouse Lighting





The Location

The property is situated in the heart of the town centre less than 0.5 miles south of the A31 dual carriage way. The property is the principal trade estate within Ringwood, situated off the Southampton Road in the heart of the town.

The estate can be accessed via either B3347 Christchurch Road or the A31 dual carriageway, 0.5 miles to the north via Furlong roundabout.

Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£25,800 per annum exclusive of VAT, business rates and any other occupational costs.

Rateable Value

Workshop and Premises £18,750

Source: www.voa.gov.uk/correct-your-business-rates.

Service Charge

A service charge will be levied to cover the cost of external landscaping and maintenance of the estate.

EPC

C - 74

Legal Costs

Each party to be responsible for their own legal costs incurred with any transaction.

Viewing & Further Information

Viewings strictly by appointment only:

**Lambert
Smith
Hampton**

Dan Rawlings

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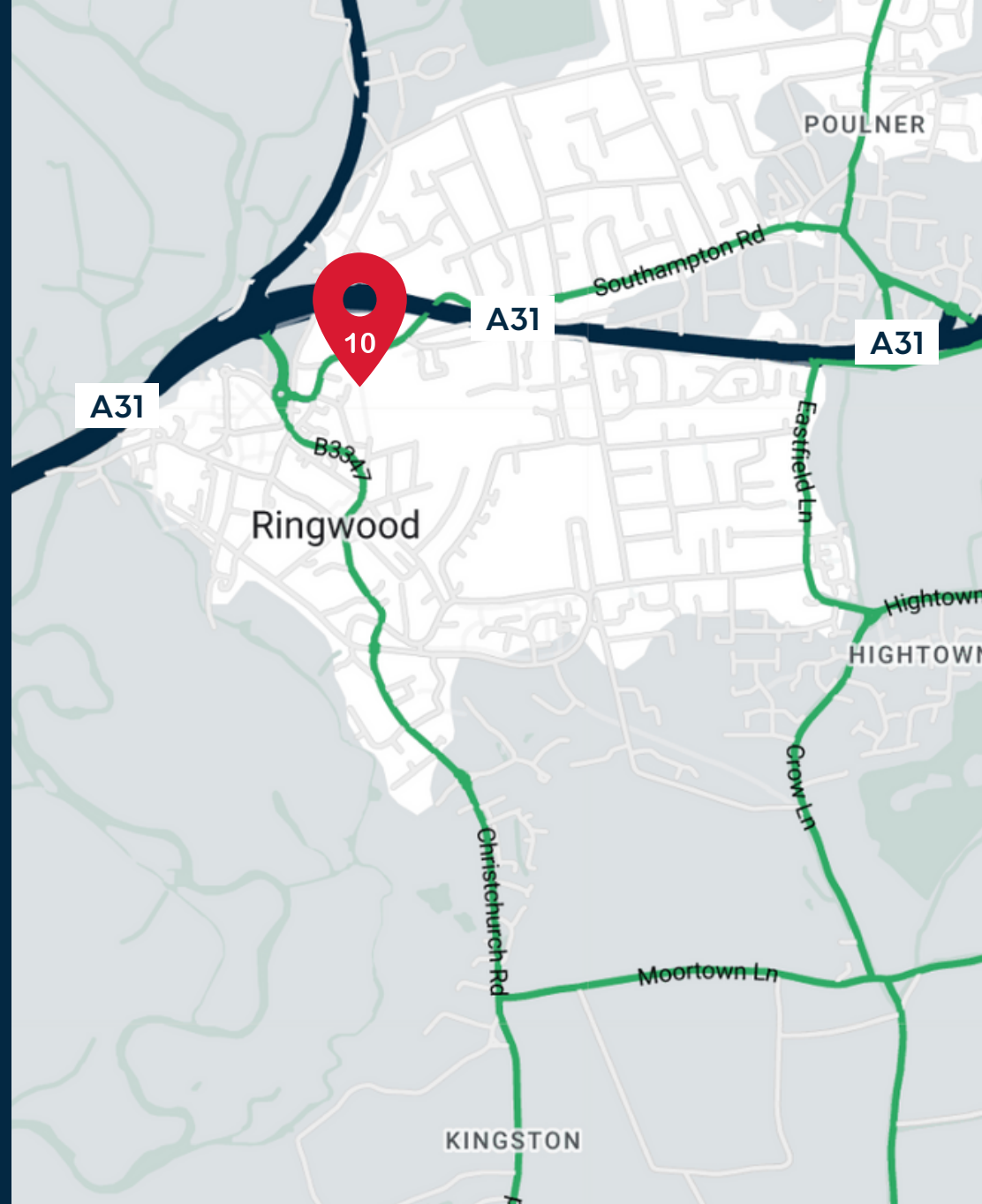
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**HELLIER
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