

Unit 10

Carvers Industrial Estate

Southampton Road, Ringwood BH24 1JS

- ▶ Detached Trade Counter / Warehouse / Light Industrial Unit
- ▶ Prominent location
- ▶ Refurbished

To Let 6,172 SQ FT

Unit 3 Now Let



Brewers
DECORATOR CENTRES

SCREWFIX

TOOLSTATION

Topps Tiles

HOWDENS

HPS
Hire of Plant & Equipment

Unit 10

The unit is detached with a front and side car park and loading. It is constructed on a steel portal frame with a pitched insulated profile metal sheet roof. The external elevations are part profile metal sheet part brick with internal block work walls.

Access is via either a personnel door to the front elevation or an electric loading door to the side elevation. The unit benefits from a large car park.

▶ Eaves height 6.07m

▶ Haunch height 5.74m

▶ Ridge height 6.7m

▶ Loading door 4.89m high by 3.80m wide

▶ WC Facilities

▶ LED Warehouse Lighting

▶ 18 Car Parking Spaces



Accommodation



Gross Internal Areas	SQ FT	SQ M
Warehouse	3,959	367.76
Ground Floor Showroom & Offices	1,114	103.48
1st Floor Office	975	90.61
Ancillary Area	125	11.58
Total	6,172	573.43

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

Ground Floor



1st Floor





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

£92,580 per annum exclusive of VAT, business rates and any other occupational costs.

Rateable Value

Workshop and Premises £80,500

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

B - 49

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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Luke Mort

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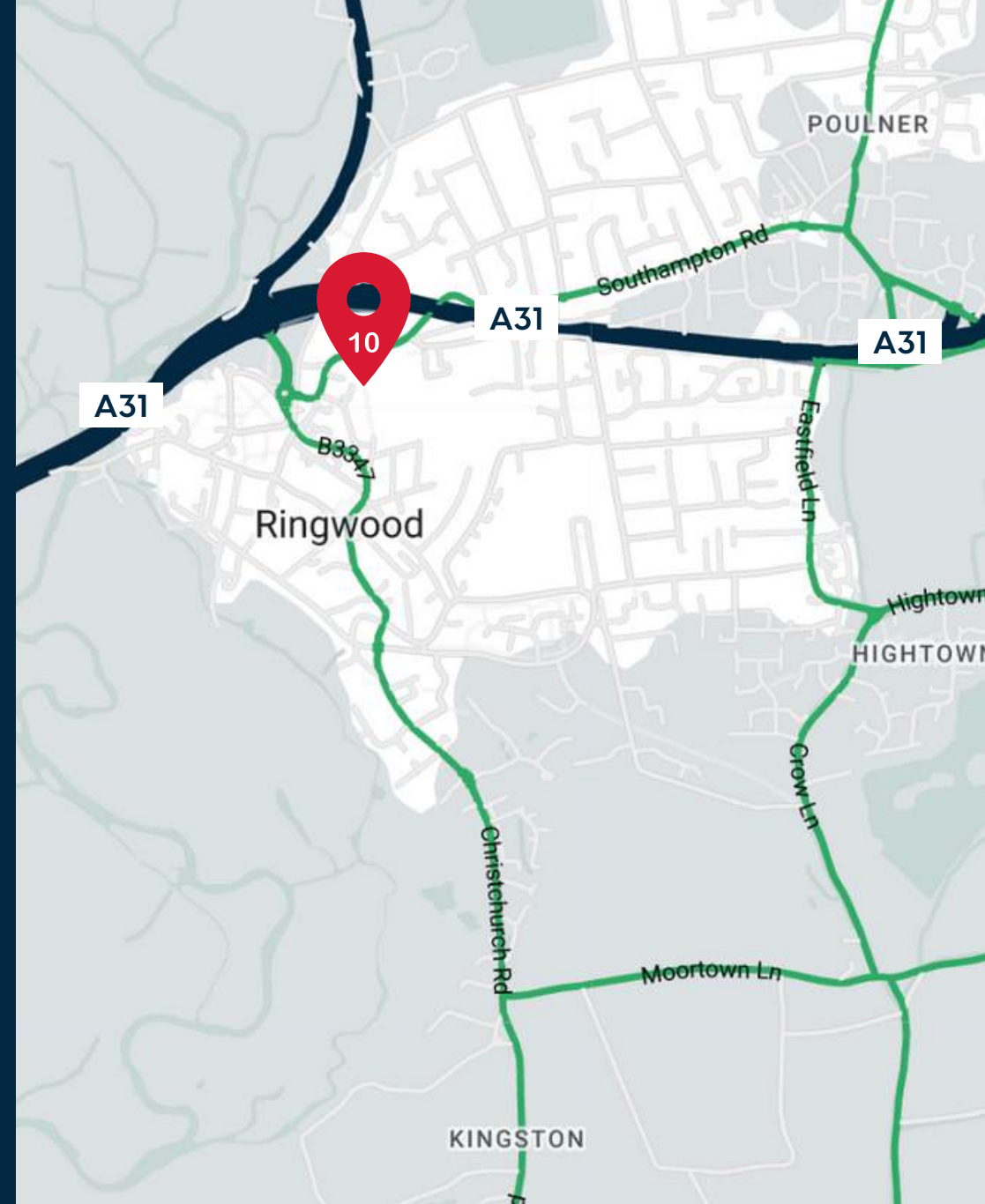
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**HELLIER
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