

FOR SALE/TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

163 SQ M // 1,754 SQ FT



BUSINESS SPACE

goadsby

21 HIGHTOWN INDUSTRIAL ESTATE
CROW ARCH LANE, RINGWOOD, BH24 1ND

SUMMARY >

- REAR WAREHOUSE/ STORAGE AREA
- FIRST FLOOR OFFICE
- 3 PHASE ELECTRIC
- DETACHED

RENT: £17,500 PER ANNUM EXCL.

PRICE: £250,000 EXCL. OF VAT



REF:
W336016

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C - 65
EPC Rating

Location

The premises form part of the established Hightown Industrial Estate which is accessed off Crow Arch Lane. Crow Arch Lane is located approximately 1 mile to the east of Ringwood Town Centre, with ease of vehicular access to the town centre or to the main east/west A31 dual carriageway via Hightown Road/Eastern Lane. The A31 connects to the M27/M3 motorway networks.

Description

- Detached
- Blockwork Inner wall construction
- Steel portal frame
- Steel Cladding to upper elevations
- Ground floor office to front
- Warehouse with eaves height of 4.8m
- 3 Phase Electricity
- Kitchenette
- 2x WC
- Gas central heating
- Carpeted first floor office
- Forecourt with allocated parking

Accommodation

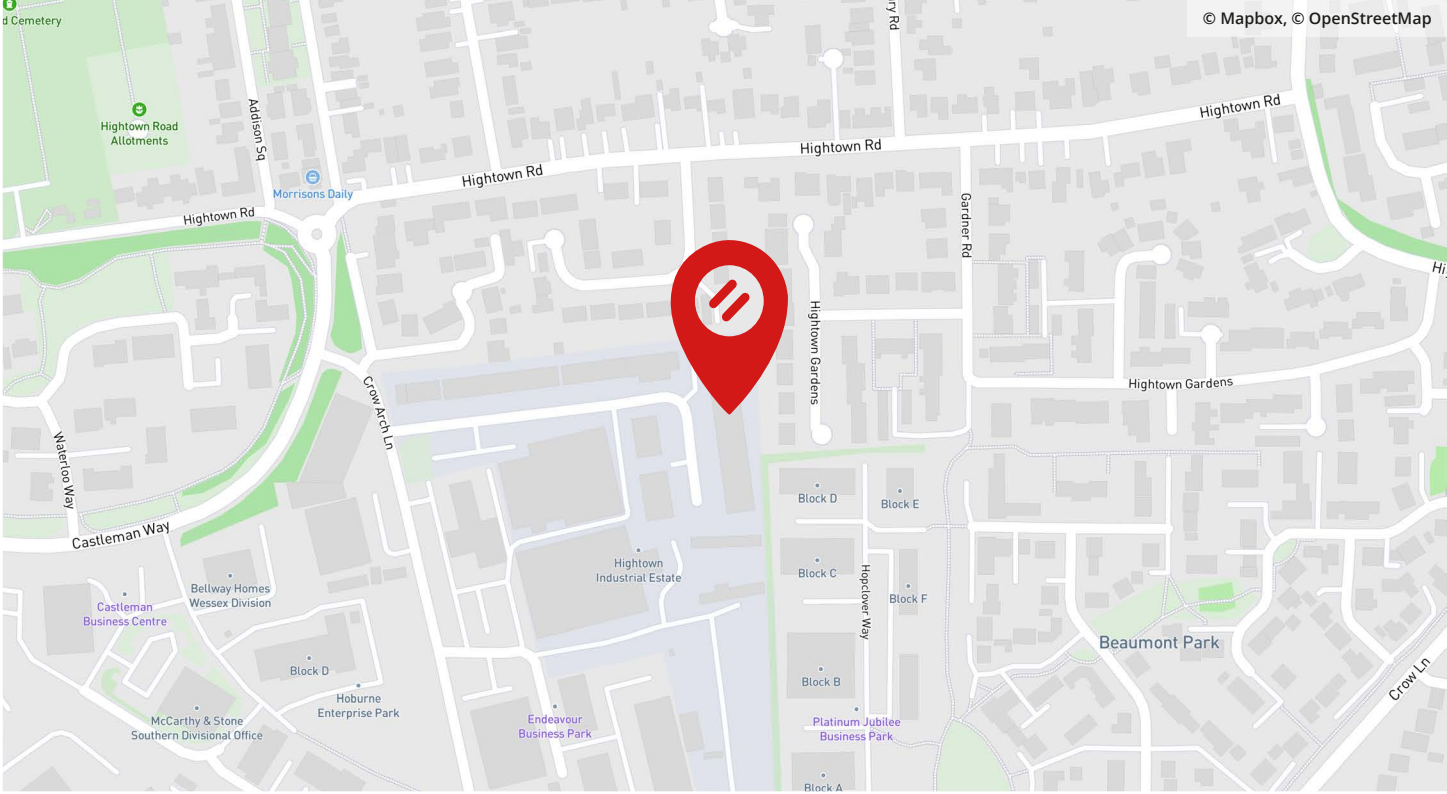
	sq m	sq ft
Ground floor factory/warehouse	63	675
Ground floor office	52	565
First floor office	48	514

Total gross internal area approx. 163 1,754

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Rateable Value EPC Rating

£15,750 (from 1.04.23) TBC





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Tenure

The premises is available by either:

Freehold with vacant possession.

Or

A new full repairing and insuring lease for a negotiable term, incorporating upwards only, open market rent review.

Price

£250,000 exclusive of VAT.

Rent

£17,500 per annum exclusive of VAT, business rates, service charge, buildings insurance, utilities, and all other outgoings.

Legal Costs

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

VAT

The vendor has confirmed that the unit is not elected for VAT purposes.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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