

UNIT 10

Carvers Industrial Estate

OFFICE SPACE
TO LET

2,214 SQ FT

UNIT 10 CARVERS INDUSTRIAL ESTATE
SOUTHAMPTON ROAD
RINGWOOD, BH24 1JS

⊞ 12 CAR PARKING
SPACES

⊞ VRF AIR
CONDITIONING

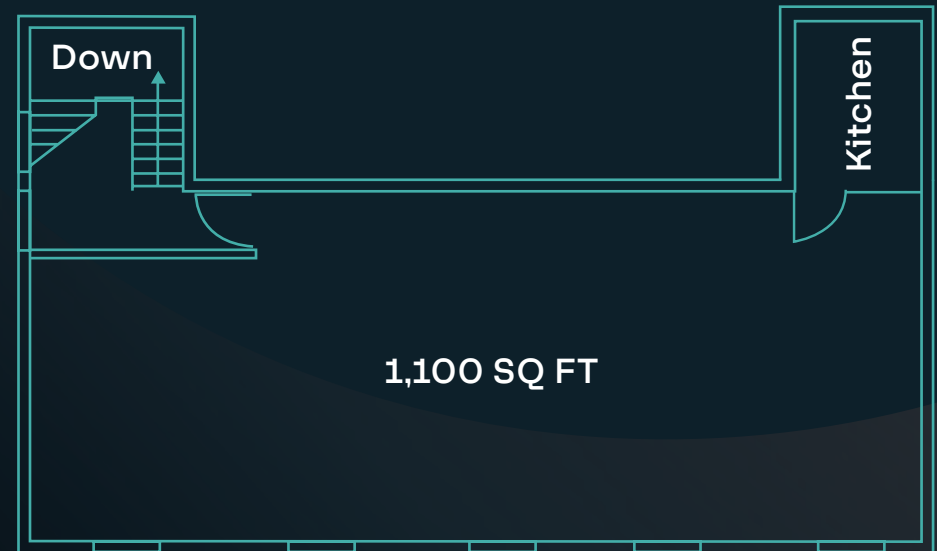
THE PROPERTY

The available accommodation comprises a well-presented office suite within a detached building, benefiting from its own dedicated entrance to the front elevation.

Access to the office is via a personnel door leading into a reception area, providing a professional and welcoming entrance for staff and visitors. The office space offers a practical layout suitable for a range of business uses.

Externally, the property benefits from a generous car park to the front, providing ample on-site parking for employees and visitors. The office is self-contained from the adjoining warehouse, offering occupiers a distinct and functional working environment within a larger, well-maintained commercial building.

FLOOR PLAN



LED
Lighting



Prominent
Location



12 Car
Parking
Spaces



Recently
Refurbished



Private
Entrance



VRF Air
Conditioning




A31



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.

- | | | | |
|----|---|-----|--|
| 1 | TOOLSTATION | 6 |  HOWDENS |
| 2 | TOOLSTATION | 7 |  FOREST
VETERINARY CLINIC |
| 3 | BEST AUTOCENTRE | 8 | Brewers
DECORATOR CENTRES |
| 3a | Topps Tiles | 9 |  re <small>RINGWOOD</small>
<i>electrical</i> |
| 3b |  HPS
Heating Plumbing Supplies | 10 | TO LET |
| 4 | SCREWFIX | 12a | TO LET |
| 5 |  HOWDENS | 12b | APOLLO <small>OPTICAL</small>
MANUFACTURING LTD |

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TERMS

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

RENT

£30,000 per annum exclusive of VAT, business rates and any other occupational costs.

SERVICE CHARGE

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

LEGAL COSTS

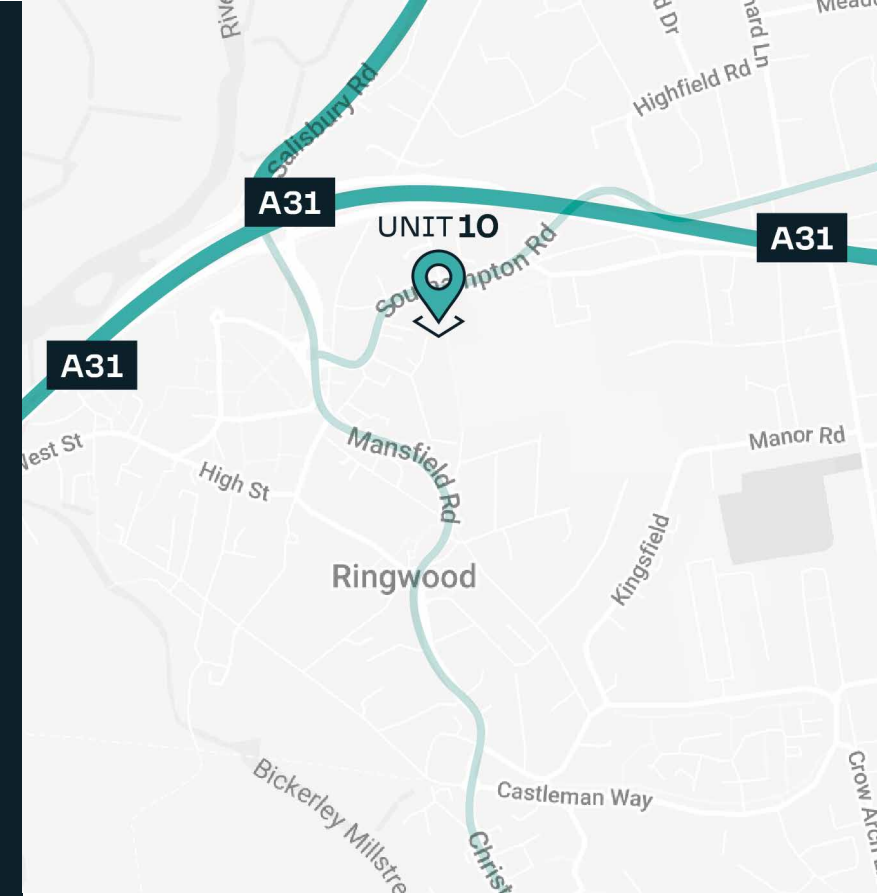
Each party to be responsible for their own legal costs incurred with any transaction.

RATEABLE VALUE

To be reassessed, estimated level £37,000

EPC

B - 49



VIEWING & FURTHER INFORMATION

Viewings strictly by appointment only:

**Lambert
Smith
Hampton**

Dan Rawlings
07702 809192
drawlings@lsh.co.uk

**HELLIER
LANGSTON**

Matt Poplett
07971 824525
matt@hlp.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk

Jason Webb
07989 959064
Jason@hlp.co.uk

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