



**PARVANEH PARK, EMBANKMENT WAY, RINGWOOD,
BH24 1WL**

INDUSTRIAL / WAREHOUSE FOR SALE

1,690 SQ FT (157 SQ M)



Summary

FOR SALE

8 BRAND NEW INDUSTRIAL UNITS

Available Size 1,507 to 8,386 sq ft

Price £350,000 to £375,000 Per Unit for Virtual Freehold Interest

Business Rates To be confirmed following practical completion

Estate Charge An estate service charge will be payable in respect of the upkeep, maintenance and repair of the common parts of the estate.

EPC Rating Target EPC Rating A

- Rare opportunity to purchase an industrial unit in Ringwood
- Development consisting of 8 brand new industrial units.
- Each unit fitted with a mezzanine and rooftop PV panels
- 3 car parking spaces per unit
- Due to be ready Q4 2023



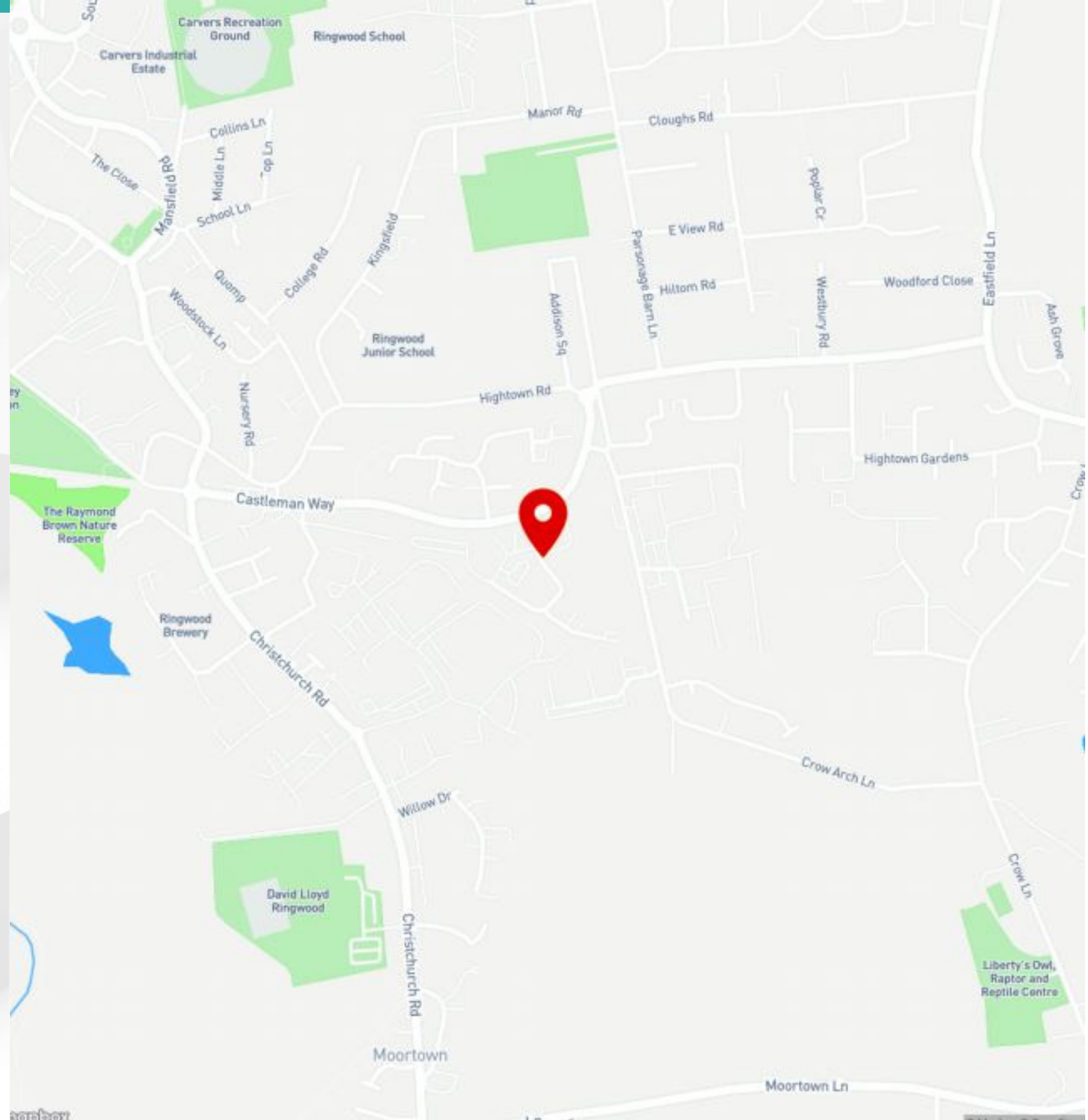
Location



Parvaneh Park, Embankment Way, Ringwood, BH24 1WL

The development is situated approximately 0.5 mile distant from Ringwood Town Centre which provides a number of retail, banking and restaurant facilities.

In recent years, Ringwood has proved an extremely popular business location due to its accessibility to the major road networks. Major companies in the immediate area include Elliotts, McCarthy & Stone, Premier Inn, Lidl, David Lloyd and Anytime Fitness.



Further Details

Description

The 8 industrial units at Parvaneh Park will be built in accordance with the following brief specification:

- Brick outer, blockwork inner wall construction with Kingspan cladding to upper elevations.
- Steel clad insulated mono-pitched roof incorporating 10% daylight panels.
- Roof top solar PV system.
- Steel portal frame.
- Proprietary building regulation compliant steel framed and timber boarded mezzanine floor with general access metal staircase and floor loading of approx. 4.8 Kn/m2 and a suspended ceiling to underside of mezzanine. Underside clearance to ground floor approx. 2.6m.
- Double glazed windows at ground and first floor in front elevation
- Internal eaves from approx. 6m at lowest point to 7.2m at highest point
- Power floated concrete floor with loading capacity of 35 KN/M2
- Aluminium personnel door
- LED lighting
- Electric sectional up and over insulated loading door approx. 3m wide x 4m high
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC with hot water heater
- Tea point with hot water heater
- Fire alarm and smoke detector system
- EV charger
- 3 allocated parking spaces

Tenure

The units are available by way of a 999 year lease (virtual freehold) subject to a peppercorn rental.

Planning

The units have planning consent for former B1 light industrial, B2 and B8.

Legal Costs

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

Accommodation

The accommodation comprises the following approx GIA areas:

Name	Ground	Mezzanine	Total	Price	Availability
Block B	sq ft / (sq m)	sq ft / (sq m)	sq ft / (sq m)		
Unit 4	1,055 (98)	603 (56)	1,658 (154)	£375,000 ex VAT	Reserved
Unit 5	1,076 (100)	614 (57)	1,690 (157)	£375,000 ex VAT	Reserved
Unit 6	1,076 (100)	614 (57)	1,690 (157)	£375,000 ex VAT	Reserved
Unit 7	1,076 (100)	614 (57)	1,690 (157)	£375,000 ex VAT	Reserved
Unit 8	1,055 (98)	603 (56)	1,658 (154)	£375,000 ex VAT	Reserved
Block C					
Unit. 9	947 (88)	560 (52)	1,507 (140)	£360,000 ex VAT	Reserved
Unit 10	958 (89)	560 (52)	1,518 (141)	£350,000 ex VAT	Reserved
Unit 11	969 (90)	560 (52)	1,529 (142)	£360,000 ex VAT	Reserved

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



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