

TO LET

INDUSTRIAL PREMISES WITH HIGH OFFICE CONTENT

15,375 SQ FT // 1,428 SQ M



BUSINESS SPACE

goadsby

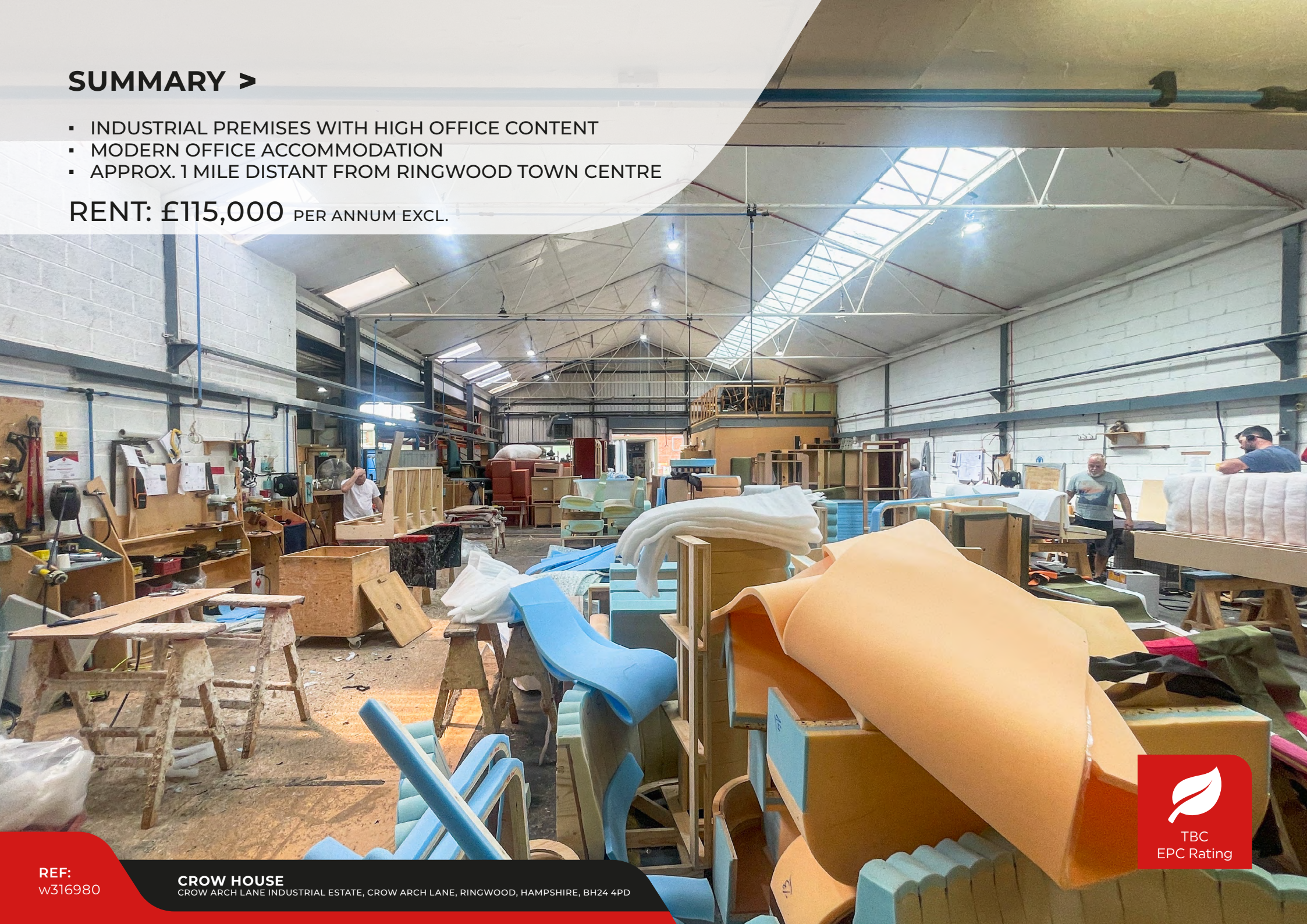
CROW HOUSE

CROW ARCH LANE INDUSTRIAL ESTATE, CROW ARCH LANE, RINGWOOD, HAMPSHIRE, BH24 4PD

SUMMARY >

- INDUSTRIAL PREMISES WITH HIGH OFFICE CONTENT
- MODERN OFFICE ACCOMMODATION
- APPROX. 1 MILE DISTANT FROM RINGWOOD TOWN CENTRE

RENT: £115,000 PER ANNUM EXCL.



REF:
W316980

CROW HOUSE
CROW ARCH LANE INDUSTRIAL ESTATE, CROW ARCH LANE, RINGWOOD, HAMPSHIRE, BH24 4PD



Location

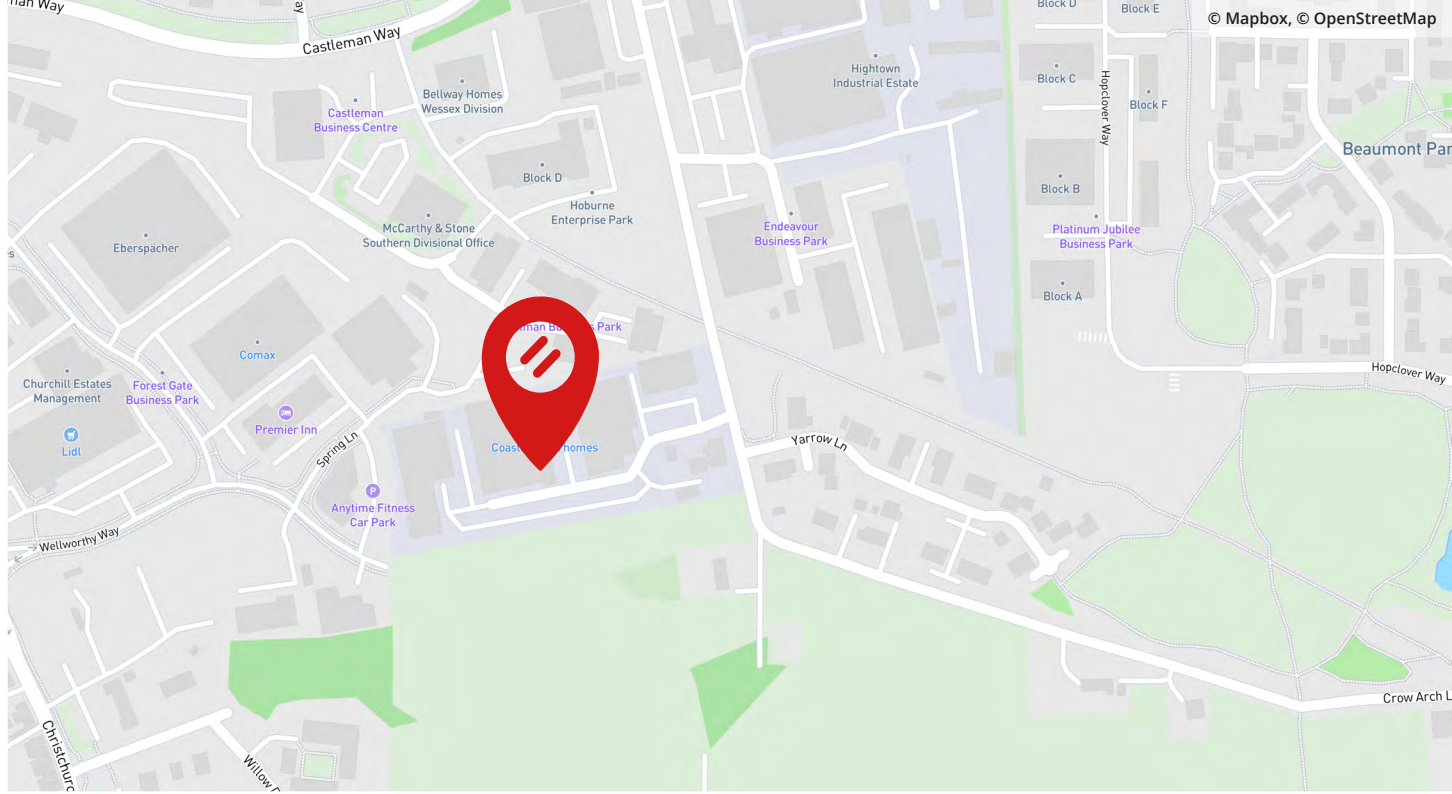
Crow Arch Lane Industrial Estate is located approximately 1 mile to the east of Ringwood Town Centre with ease of vehicular access through the town or to the main A31 dual carriageway via Crow Arch Lane and Hightown Road/Eastleigh Lane. The A31 connects with the M27/M3 motorway networks to the east and to Dorchester and beyond to the west.

Description

Crow House consists of two storey office/workshop accommodation to the front consisting of brick construction with steel cladding to part of the front elevation under a flat roof and an industrial unit to the rear. The industrial unit is of blockwork inner wall construction with steel cladding to the elevations. There are two roller shutter loading door which is approximately 4.1m high by 3.7m wide and 3m wide by 3.6m high in the rear elevation. There is a pitched roof incorporating daylight panels supported upon a steel portal frame and the internal eaves height is approximately 4.2 metres. There is a mezzanine and the area beneath the mezzanine has been converted into a workshop area. The premises benefits from the following specification:

First Floor Office

- Carpets
- Suspended ceiling
- Lighting (LED to part)
- Central heating
- Air conditioning
- Perimeter trunking (to part)
- Male and female W.C's
- Shower facilities
- Blinds
- Kitchenette



Description (continued)

Ground Floor Warehouse/workshop

- Lighting
- Concrete Floor
- Male and female W.C's
- Kitchenette
- Reception
- Break Out Area
- Daylight Panels
- Windows to side and front elevation

3 phase electricity and gas are available.

Externally there is allocated parking for up to 42 spaces.

Accommodation

	sq m	sq ft
Ground floor	887	9,549
First floor offices	433	4,658
Mezzanine	109	1,168

Total gross internal area approx. 1,428 15,375

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

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£115,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



Rateable Value

£106,000 (from 1.4.23)

EPC Rating

Unit 3 - B

Unit 9-10 - D

Legal Costs

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

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.

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Viewing

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



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GROUND FLOOR
NOT TO SCALE - ILLUSTRATION ONLY



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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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