

UNIT 12 CROW ARCH LANE INDUSTRIAL ESTATE, RINGWOOD, BH24 1PD



INDUSTRIAL / WAREHOUSE TO LET 3,019 SQ FT (280.47 SQ M)

# **Summary**

# TO LET – WAREHOUSE/INDUSTRIAL UNIT

Available Size	3,019 sq ft	
Rent	£40,000 per annum	
	exclusive of VAT,	
	business rates, service	
	charge, insurance	
	premium, utilities and	
	all other outgoings	
	payable monthly in	
	advance.	
Rateable Value	£27,000	
	(From 01.04.23)	
Service	N/A	
Charge		
VAT	Applicable	
Legal Fees	Each party to bear their	
	own costs	
Estate Charge	N/A	
EPC Rating	E (111)	

- Only 1 mile distant from A31
- 5m internal eaves height
- Ground and First Floor offices

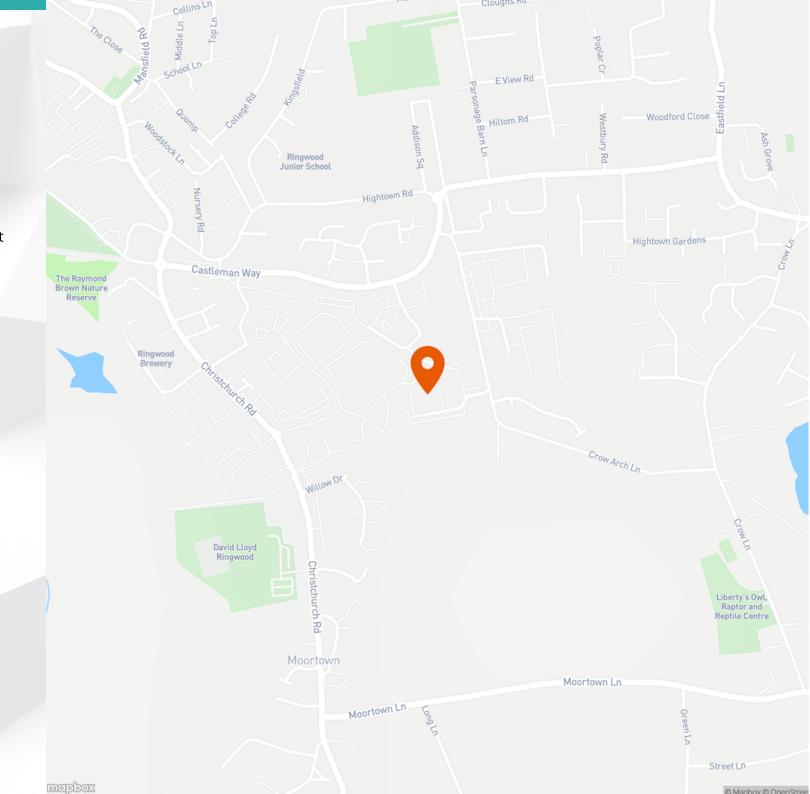


### Location



Unit 12 Crow Arch Lane Industrial Estate, Ringwood, BH24 1PD

The unit is located on Crow Arch Lane which is accessed from Castleman Way. It is approximately 1 mile distant from Ringwood Town Centre which benefits from a variety of retail and restaurant facilities. Access to the A31 is approx. 1 mile distant from the premises, which provides direct links to the M27/M3 motorway networks.





### **Further Details**

#### Description

Unit 12 is an end of terrace industrial/warehouse premises of steel portal frame construction with a pitched steel clad roof incorporating daylight panels and concrete floor. The unit benefits from a timber decked mezanine which is accessed by a steel staircase and the height below the mezanine is approx 2.4m. The internal eaves height is approx. 5m . The roller shutter door measures approx. 4.4m W x 3.7 m H. 3 phase electricity is available. Internally, there is a separate personnel door, ground and first floor offices, M&F WC, kitchenette and lighting.

Externally, there is a concrete loading apron, 8 allocated car parking spaces and a small area of open storage at the rear of the unit.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground Floor	2,168	201.41
Mezzanine - Mezzanine	381	35.40
1st - Office	470	43.66
Total	3,019	280.47

#### **Terms**

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards only rent reviews.

#### **AML**

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

#### **Legal Costs**

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

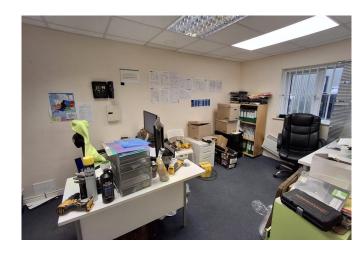




















## **Enquiries & Viewings**



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