



**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 Charge	N/A
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 accesed 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
<b>Total</b>	<b>3,019</b>	<b>280.47</b>

## 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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