



1 EMBANKMENT WAY, RINGWOOD, BH24 1EU

INDUSTRIAL/LOGISTICS / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET /
FOR SALE

10,782 SQ FT (1,001.68 SQ M)



Summary

FOR SALE/TO LET – DETACHED BUSINESS PREMISES

Available Size	10,782 sq ft
Rent	£130,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Price	£2,000,000 exclusive of VAT
Rateable Value	£120,000 (from 01.04.26)
EPC Rating	Upon enquiry

- Detached business premises
- Currently fitted as modern office accommodation
- Ability to revert to warehouse with first floor offices
- 56 parking spaces
- Available for sale or to let



Location



**1 Embankment Way,
Ringwood, BH24 1EU**

The premises is situated on Embankment Way which is accessed off Castleman Way which connects with Christchurch Road and Hightown Road, both providing connections to Ringwood Town Centre and the A31. The A31 connects with the A338 Wessex Way and motorway networks.

Ringwood Town Centre is approx. 1 mile distant from the premises which provides a number of retail and restaurant facilities. The property is situated next to Elliotts builders merchant.





VALUES



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We have
COURAGE.

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SIMPLE.

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Further Details

Description

This detached premises is of block work inner, brickwork outer construction with steel cladding to the upper elevations supported upon a steel portal frame. There is a steel clad pitched and hipped roof structure and the internal eaves height is approximately 6.5m. There are windows at ground and first floor levels and the original loading door (measuring approx. 5.1m W x 5.1m H) is in situation but there is currently no access to it internally. The premises is currently arranged as office accommodation comprising the following brief specification:

- Carpets
- Suspended ceiling
- LED lighting
- Air conditioning providing heating and cooling
- Central heating to part
- Raised access floor
- W.C facilities
- Kitchenette facilities
- Shower facilities
- Blinds

The ground floor accommodation is arranged as predominantly open plan with partitioned meeting rooms and the first floor is partitioned and arranged as board rooms and meeting rooms. 3 phase electricity and gas is available.

Externally, there is a tarmacadam forecourt providing car parking for 56 cars.

The premises are available in their current configuration or they can be returned to original warehouse with first floor offices (subject to terms).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	8,014	744.52	Available
1st - Floor	2,768	257.16	Available
Total	10,782	1,001.68	

Tenure

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews or available to purchase the freehold with vacant possession.

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 tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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





Enquiries & Viewings



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**Vail
Williams**

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