



**CROW HOUSE, CROW ARCH LANE INDUSTRIAL ESTATE,
RINGWOOD, BH24 1PD**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET
15,375 SQ FT (1,428.38 SQ M)



Summary

TO LET – WAREHOUSE/INDUSTRIAL UNIT WITH FITTED OFFICES 15,375 SQ FT

Available Size	15,375 sq ft
Rent	£115,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£106,000 (From 01.04.23)
EPC Rating	Upon enquiry

- Warehouse/industrial unit with fitted offices
- 42 car parking spaces
- 4.6m internal eaves height
- 2 x roller shutter doors

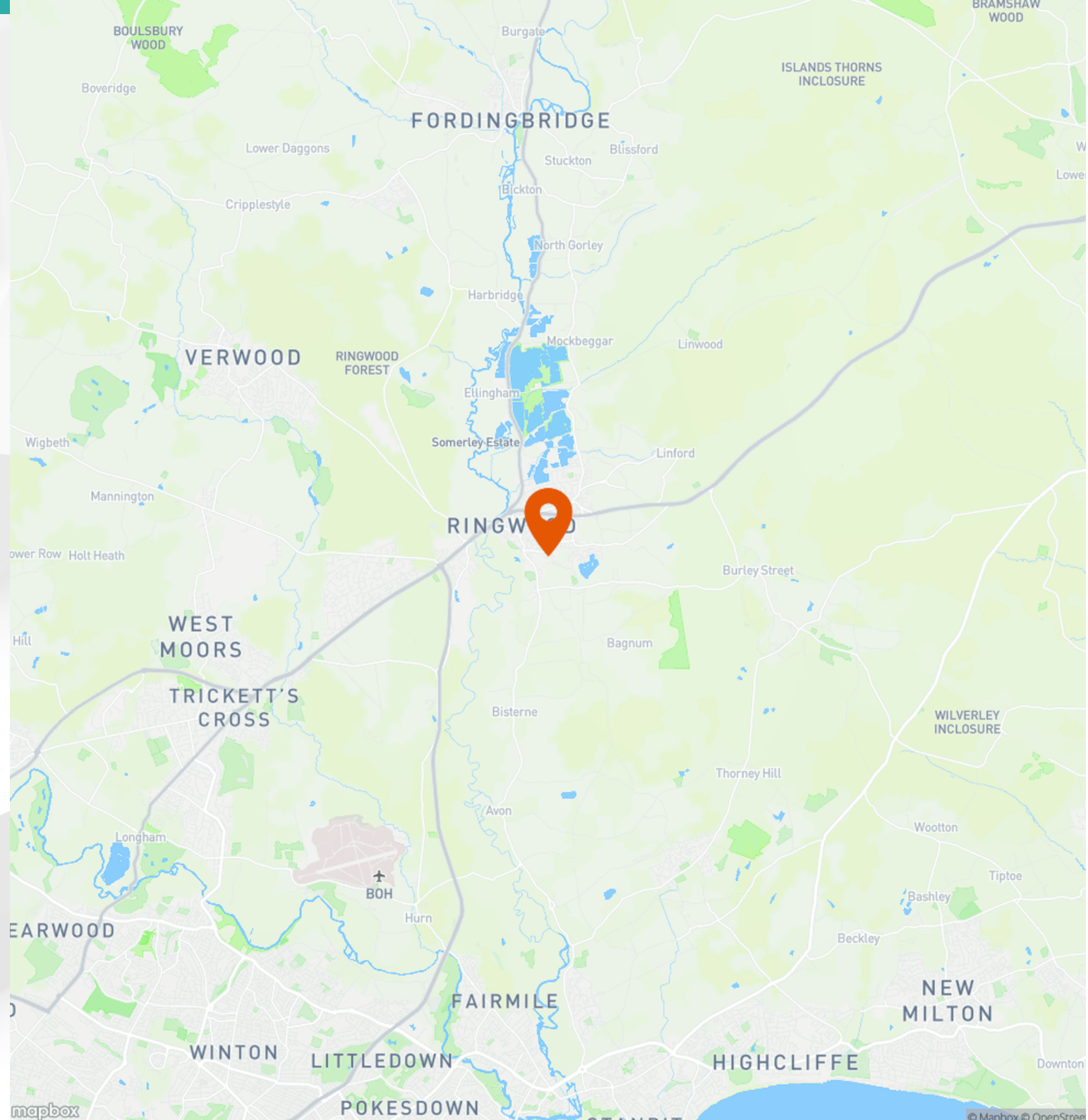


Location



**Crow House, Crow Arch Lane
Industrial Estate, Crow Arch
Lane, Ringwood, BH24 1PD**

Crow House 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.



Reception
This Way →



Further Details

Description

Crow House is a business premises providing warehouse/industrial space with fitted office accommodation. The premises comprises a two-storey brick building to the front of the premises with a steel-clad warehouse to the rear. The two-storey section provides office accommodation, and the current occupier is using the ground floor area as part of their warehouse production area, but this can be returned to office accommodation. The building benefits from the following specification:

- 4.6m internal eaves height in the warehouse
- Air conditioning
- LED lighting
- Suspended ceiling
- Carpets
- Male and female W.C facilities
- Kitchenette facilities
- Shower facilities
- 2 x roller shutter doors measuring 3m W x 2.8m H and 3m W x 4.2m H
- Blinds
- Steel frame open storage mezzanine
- 3 phase electricity and gas
- 42 allocated car parking spaces

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,549	887.13	Available
1st	4,658	432.74	Available
Mezzanine	1,168	108.51	Available
Total	15,375	1,428.38	

Terms

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

EPC Rating

Unit 3 - B
Units 9-10 - D

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



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)