



**UNIT 8 CROW ARCH LANE INDUSTRIAL ESTATE,
RINGWOOD, BH24 1PD**

INDUSTRIAL / WAREHOUSE TO LET

7,313 SQ FT (679.40 SQ M)



Summary

TO LET – WAREHOUSE/INDUSTRIAL UNIT

Available Size	7,313 sq ft
Rent	£40,000 per sq ft exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable monthly in advance.
Rateable Value	£43,000 (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	D (83)

- Only 1 mile distant from A31
- 7.7m internal eaves height
- Ground and First Floor offices
- 1st and 2nd floor mezzanines



Location



**Unit 8 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 8 is a mid terrace industrial/warehouse premises of steel portal frame construction with a pitched roof incorporating daylight panels and concrete floor. The unit benefits from a 1st and 2nd floor mezzanine and the height below is 3.5m. The internal eaves height is approx. 7.7m and the roller shutter door measures approx. 3.5m W H. Internally, there is a separate personnel door, ground and first floor offices, M&F WC, kitchenette / breakout area, lighting and has 3 phase electricity.

The 1st floor mezzanine offers a mix of offices and storage and the 2nd floor offers storage.

Externally, there is a concrete loading apron and 12 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground Floor	3,569	331.57
Unit - FF Office	1,141	106
Unit - FF Mezzanine	2,056	191.01
Unit - 2F Mezzanine	547	50.82
Total	7,313	679.40

Terms

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

VAT

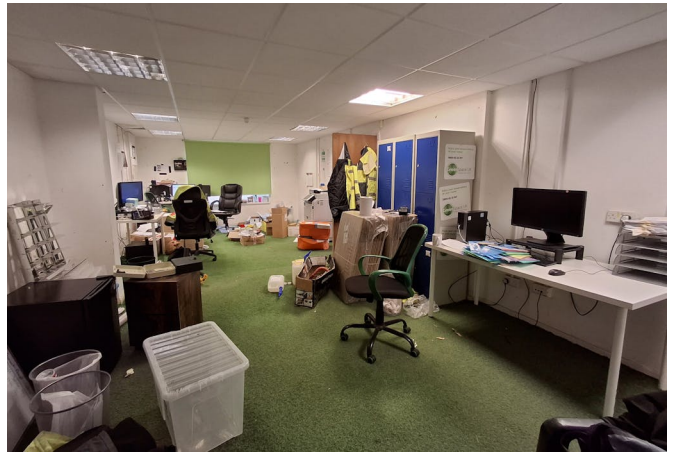
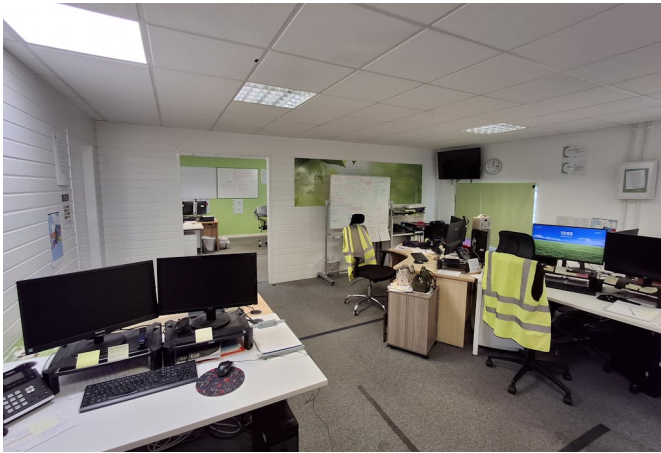
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

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.





Enquiries & Viewings



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