

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## INDUSTRIAL/WAREHOUSE - TO LET

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

### LOCATION

This trading estate is situated approximately one mile from the centre of Ringwood with the nearby A31 trunk road providing access to Bournemouth, Poole, Southampton and Salisbury together with access to the motorway network to London.

### DESCRIPTION

A semi-detached unit visually seen upon entering the trading estate provides the following accommodation over two floors providing an overall gross internal area of approximately 491.1m<sup>2</sup> (5,286 ft<sup>2</sup>)

The ground floor briefly comprises entrance hall, reception office, managers office, warehouse, side store and office with lobby to toilet facilities.

First floor with office and store rooms.

To the rear of the unit there is rear access with industrial door, for loading and unloading.

Double glazed windows, toilet facilities.

In addition, there is an external yard with hard core surface extending to approximately 93m<sup>2</sup> (1,003 ft<sup>2</sup>)



**Overall Gross Area Approx. 491.1m<sup>2</sup> (5,286 ft<sup>2</sup>)**

<b>PARKING</b>	Parking is available both to the front and rear of the premises plus the estate car park close by.
<b>RENT</b>	£44,931 per annum plus V.A.T., exclusive of outgoings. Rent reviews at three yearly intervals.
<b>DEPOSIT</b>	A deposit will be required equal to three months rent and held by the landlord for the duration of the lease.
<b>LEASE TERMS</b>	A new full repairing and insuring lease is available, the duration of which is subject to negotiation.
<b>SERVICE CHARGE</b>	Leasehold premises are often subject to a service charge in respect of the upkeep, management and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.
<b>RATES</b>	Rateable Value £21,750 Rates payable £10,135 for 2017/18 (Interested parties are advised to verify these figures with the Local Rating Authority).
<b>LEGAL COSTS</b>	The Lessee will be expected to pay the Landlord's reasonable legal costs incurred in this matter.
<b>VIEWING</b>	By appointment only please through the Agents.
<b>DIRECTIONS</b>	From the roundabout beside the main Ringwood car park leave by Mansfield Road, signposted Market Place. Upon reaching the next roundabout, leave by the first exit into Christchurch Road. Continue to the next roundabout, leave this by the first exit into Castleman Way proceeding towards the far end, then turn right into Crow Arch Lane. Continue over the old railway bridge and almost immediately turn right into Crow Arch Lane Industrial Estate.



**ENERGY PERFORMANCE ASSET RATING: G**

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