

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE UNIT TO LET

***HIGHTOWN 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:-
- Overall gross internal area over two storeys of approximately 496.85m² (5,348 ft²)
Briefly arranged as follows:-
- Ground Floor Offices approx. 87m² (933 ft²)
Ground Floor Warehouse/Factory and ancillary accommodation approx. 308m² (3,311 ft)
- First Floor Front Office 70m² (756 ft²)
Open mezzanine storage 32m² (348 ft²)
- Double glazed windows**
Toilets and kitchen facilities
Central Heating with radiators to the offices.



Gross internal area approx. 496.85m² (5,348 ft²)

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PARKING	Parking is available both to the front and rear of the premises plus the estate car park.
RENT	£45,458 per annum plus VAT exclusive of outgoings. Rent reviews at three yearly intervals.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
SERVICE CHARGE	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.
DEPOSIT	A deposit will be required equal to three months rent and held by the landlord for the duration of the lease.
RATES	Rateable Value £24,000.00 Rates payable £11,184.00 estimated for 2017/18 (Interested parties are advised to verify these figures with the Local Rating Authority).
LEGAL COSTS	The Lessee will be expected to pay the landlord's reasonable legal costs incurred in this matter.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	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: D

