

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## INDUSTRIAL/WAREHOUSE - TO LET

***EXPRESS HOUSE, CROW ARCH LANE INDUSTRIAL ESTATE,  
CROW ARCH LANE, RINGWOOD. BH24 1PE***

### 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

This detached unit occupies a visually prominent location upon entering the trading estate with the following accommodation over two floors providing an overall gross internal area of approximately 697m<sup>2</sup> (7,506ft<sup>2</sup>)



The ground floor briefly comprises offices and ancillary approx. 99m<sup>2</sup> (1,065 ft<sup>2</sup>), warehouse approx. 326m<sup>2</sup> (3,510 ft<sup>2</sup>) this has two loading doors to the rear of the unit with a height of 4.95m and width of 4.7m also 3.0m high x 2.4m. Most of the works area is full height and has a fitted workshop heater.

**Gross Internal Area Approx. 687m<sup>2</sup> (7,506 ft<sup>2</sup>)**

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### **First floor**

Purpose built offices and kitchen approximately 99m<sup>2</sup> (941 ft<sup>2</sup>)  
Lower headroom storage 8.4m<sup>2</sup> (90 ft<sup>2</sup>)  
Mezzanine offices 108m<sup>2</sup> (1,167 ft<sup>2</sup>)  
Mezzanine open storage 68.0m<sup>2</sup> (731 ft<sup>2</sup>)

Some offices have fitted air conditioning plus oil fired central heating with radiators. Double glazed windows and toilet facilities.

### **OUTSIDE**

There is parking to the front and rear of the unit plus additional parking in the adjacent estate car park.



### **RENT**

£47,750 per annum plus V.A.T., exclusive of outgoings.  
Rent reviews at three yearly intervals.

### **DEPOSIT**

A deposit will be required on or before completion and held by the landlord for the duration of the lease.

### **LEASE TERMS**

A new short or long term 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.

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**RATES**

Rateable Value £51,500  
Rates payable £26,368 for 2020/21  
(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: C**

