

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE TO LET

***UNIT 6, CROW ARCH LANE INDUSTRIAL ESTATE, CROW ARCH
LANE, RINGWOOD. BH24 1PD***

LOCATION

The premises are located on Crow Arch Lane Industrial Estate which is accessed from Crow Arch Lane that connects to Castleman Way. Located approximately 1 mile from Ringwood centre. Access to the A31 is approximately 1 mile from the premises that provides links to the M27/M3 motorways.

DESCRIPTION

Mid terrace premises with a steel portal frame and pitched steel clad roof incorporating daylight panels. Internal eaves height approximately 6.2m and windows to the front and rear elevation. The mezzanine has a height of approximately 3.6m.

ACCOMMODATION

Ground Floor – 166.95m² (1,797 ft²)

Mezzanine – 103.12m² (1,110 ft²)

Approx. 270.07m² (2,907 ft²) Total Area

Electric loading door 2.9m wide x 3.5m high

3 phase electricity



Cont'd ...

PARKING	6 allocated parking spaces, 2 located outside the unit with 4 spaces within the nearby estate car park.
LEASE TERMS	A new full repairing and insuring lease for a negotiable term with periodic upward only open market rent reviews.
RENT	£18,500 per annum plus V.A.T. exclusive of outgoings.
DEPOSIT	A deposit equal to 3 months rent to be paid on or before completion and held by the landlord for the duration of the lease.
SERVICE CHARGE	Service charge costs are normal within industrial estates as a contribution towards communal parts including estate roads, estate landscaping and maintenance within these areas including estate signage.
RATES	<p>Rateable value: £17,750.00</p> <p>Rates payable: £8,857.25 for 2023/24</p> <p>(We would advise that this figure is verified by the Local Rating Authority and is for guidance only).</p>
VIEWING	By appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: E



