

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/WAREHOUSE TO LET

*UNIT 3, PARVANEH PARK, EMBANKMENT WAY,
RINGWOOD. BH24 1WF*

- LOCATION** This brand new development is situated approximately 1 mile distant from Ringwood town centre and a similar distance to the A31 dual carriageway providing direct access with the M27 motorway network.
- Major occupiers close by include Elliotts, McCarthy & Stone, Premier Inn, Lidl, David Lloyd and Anytime Fitness.
- DESCRIPTION** This brand new end terrace unit has steel portal frame with cavity lower elevations under a steel insulated mono-pitched roof with a solar PV system. Part mezzanine with good floor loading and underside of mezzanine clearance of approximately 2.6m.
- Double glazed windows at ground and first floor.
 - Internal eaves approximately 6m to 7.2m.
 - LED lighting with electric loading door approximately 3m x 4m high.

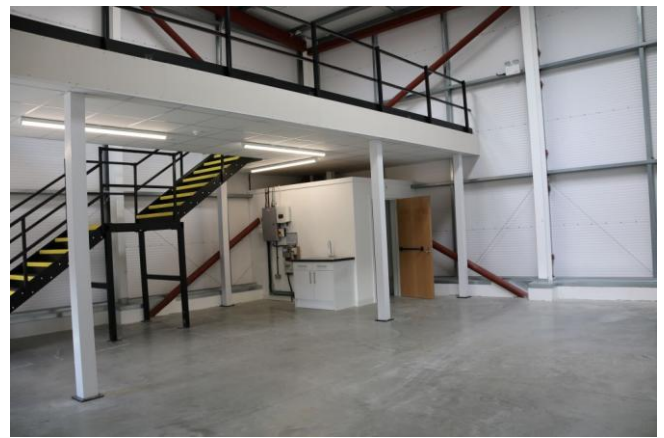


Total Area Approx. 154.03m² (1,658 ft²)

Cont'd

Facilities also include:

- 3 phase electricity
- Direct fibre to the premises
- Disabled WC
- Tea point
- Externally, an electric vehicle charger beside the 3 allocated parking spaces.



ACCOMMODATION	Ground floor	1,055 ft ²	98.01 m ²
	Mezzanine	603 ft ²	56.02 m ²
	Total	1,658 ft²	154.03 m²

LEASE TERMS Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

RENT £22,000 per annum plus V.A.T., business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.



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LEGAL COSTS Each party to be responsible for own legal costs incurred in this transaction.

VIEWING By appointment only please through the agents who hold a key.

ENERGY PERFORMANCE ASSET RATING: TARGET A

