

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/STORAGE UNIT TO LET

UNIT 11, HIGHTOWN INDUSTRIAL ESTATE, CROW ARCH LANE, RINGWOOD. BH24 1ND

LOCATION A mid terrace unit located just over 1 mile from Ringwood town centre with the nearby A31 trunk road providing vehicular access to the east and west, including the motorway network to London. A nearby junction and dual carriageway leading to Bournemouth some 12 miles south, with the A338 to Salisbury in the north.

DESCRIPTION The premises are mainly of blockwork construction with coated steel cladding to the external elevations. There is a manually operated roller shutter door of approx. 3 m in height.

Gross internal dimensions approx. 9.87m x 6.90m (32'5" x 22'8").



3 phase electricity. Toilet. Personal door.

Gross Internal Area approx. 68.10m² (733 ft²)

Cont'd

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

PARKING	Parking is available on the concrete apron to the front of the premises.
RENT	£9,000 per annum exclusive of outgoings.
LEASE TERMS	A new full repairing and insuring informal agreement 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 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 rental deposit will be required by the landlord equal to one quarters rent and held for the duration of the agreement.
RATES	We are informed by the Valuation Office site that the premises are assessed at $\pounds 6,100$. Currently, with this low rateable value in most circumstances tenants will be exempt from paying any business rates.
VIEWING	By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING D



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