

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. 68.10m<sup>2</sup> (733 ft<sup>2</sup>)**

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

**ENERGY PERFORMANCE ASSET RATING D**



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# **Carr & Neave**

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