

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT **WORKSHOP/STORAGE UNIT - TO LET**

POTENTIAL 6 MONTHS RENT FREE

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

LOCATION

A highly visible end 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 unit forms the entrance to this industrial estate and built mainly of block work construction with a coated steel cladding to the external elevations. There are two manually operated roller shutter doors providing access to the two inter-connecting elements of this unit.

Ground Floor Office area approx. 44.59m² (480 ft²) currently providing kitchen, works toilet, office and mess room.

Workshop area approx. 180.60m² (1,944 ft²) partly sub-divided into two areas but interconnecting each with roller shutter doors.

First Floor Office area approx. 44.59m² (480 ft²) approached via stairs leading from the entrance foyer and provides three offices and storage area. 3 phase electricity.

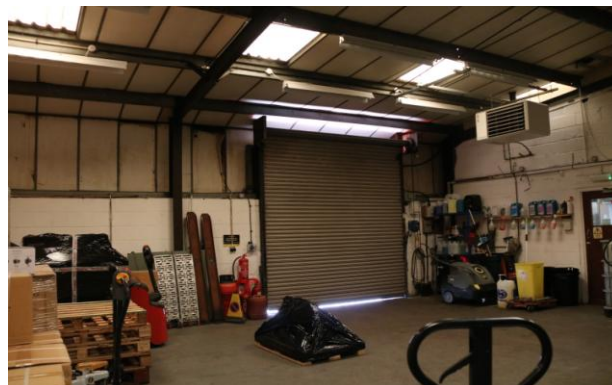
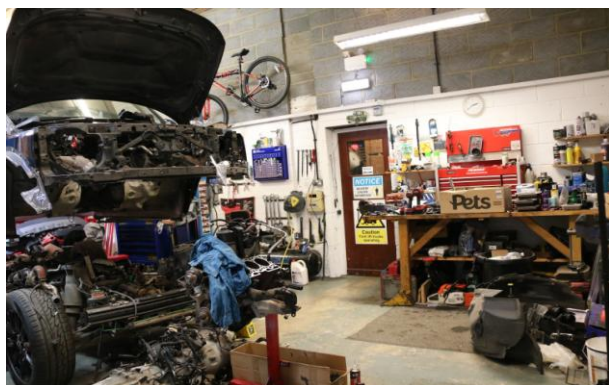


**Workshop Area approx. 180.60m² (1,944 ft²) plus
Offices & Ancillary approx. 89.19m² (960 ft²)**

Cont'd

- PARKING** Generous parking apron to the front of the unit plus additional kerbside parking.
- RENT** £25,000 per annum exclusive of outgoings. We are informed by the landlord that the rent is not subject to V.A.T.
- LEASE TERMS** A new full repairing and insuring lease is available the duration of which is subject to negotiation.
- SERVICE CHARGE** We are informed by the landlord that the premises are not subject to any service charges as there are no common parts within the estate.
- 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 £30,250 from 1st April 2026.
- This is not the amount you will pay, we encourage interested parties to verify these figures with the Local Rating Authority.
- VIEWING** By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: D



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