

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/STORAGE UNIT TO LET

***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.



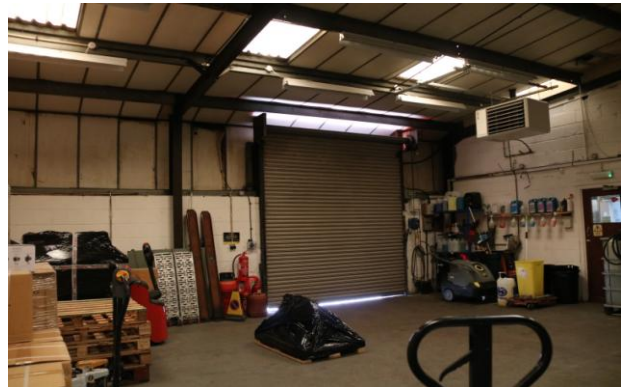
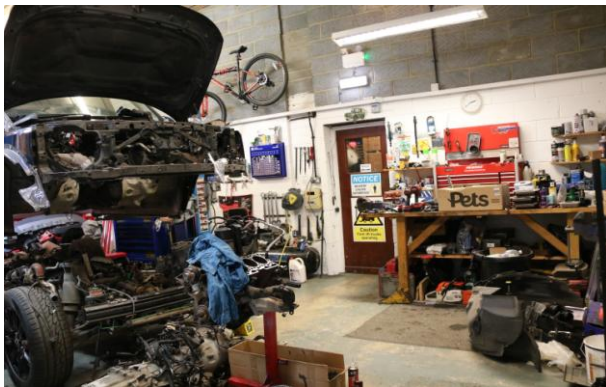
**Workshop Area approx. 180.60m² (1,944 ft²) plus
Offices & Ancillary approx. 89.19m² (960 ft²)**

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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	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	<p>We are informed by the Valuation Office site that the premises are assessed at £27,250.</p> <p>From our calculations, we estimate that the rates payable amount to £13,597.75 per annum but we encourage interested parties to verify these figures with the Local Rating Authority.</p>
VIEWING	By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: D



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