

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

DETACHED RECENTLY REFURBISHED INDUSTRIAL UNIT - TO LET

***UNIT 22/24, HIGHTOWN INDUSTRIAL ESTATE,
CROW ARCH LANE, RINGWOOD. BH24 1ND***

LOCATION

This detached unit is located just over one 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

This spacious unit, available due to relocation to larger premises, has been the subject of complete refurbishment, in about 2023 and now provides excellent factory/warehouse accommodation. Originally built in about 1988.

Gross internal dimensions approximately 21.96m x 13.95m (72'0" x 45'9")

This includes on the ground floor two fully carpeted offices, toilet and kitchenette.

First Floor – substantial mezzanine area approx. 200m² (2,151 ft²) with full height loading area on both sides, 2 offices, kitchenette and 2 toilets.

3 phase electricity, 2 roller shutter doors located at both ends of the premises.



**Gross Ground Floor Internal Area Approx. 306.21m²(3,296ft²)
plus Mezzanine 239.88m² (2,582ft²)**

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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.

Features include:-

- Double glazed windows and doors to front elevation.
- NEW Electrical distribution panel in 2023
- LED lighting both in offices and warehouse, plus emergency lighting
- Internal office doors including 30 minute Fire Doors fitted 2023
- Smoke & Fire Alarm System fitted 2023
- Fitted kitchenettes on ground and first floor in 2023
- Office carpets and warehouse flooring (resin coated)
- Three phase electricity available but single phase meter fitted.
- Fire and monitored security alarm

OUTSIDE

The car parking area is marked for 12 parking spaces plus lorry access to both roller shutter doors.

RENT

£28,000 per annum exclusive of V.A.T., if applicable.

TERMS

A new full repairing and insuring lease is available the duration of which is subject to negotiation.

SERVICE
CHARGE

We are not aware of any service charge payable but interested parties should make their own enquires as to the incidence or otherwise of such charges.



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DEPOSIT	A deposit will be required equal to one quarters rent and held by the landlord for the duration of the agreement.
RATES	Rateable value £39,000 (this is not the amount payable) All parties are advised to make their own enquiries for confirmation.
LEGAL COSTS	Each party to be responsible for own legal costs incurred.
SPECIAL NOTE	The photographs used in these particulars are library photos but upon completion, the premises should be in similar condition.
VIEWING	Strictly by confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: D



