

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR PREMISES - TO LET

673 ft² to 2,836 ft²

UNITS 1, 2, 3 & 4 THE DOUGHTY BUILDING, CROW ARCH LANE, RINGWOOD. BH24 1NZ

LOCATION

The premises are situated on the edge of a trading estate approximately one mile from the centre of Ringwood. The nearby A31 trunk road provides access to Bournemouth, Poole, Southampton and Winchester, and also leads to the motorway network to London.

ACCOMMODATION

The units are currently interconnecting and can be let as a whole but, all have separate services, front entrance doors and facilities to be let individually or in pairs dependent upon requirements. They are designed to have open plan accommodation but some have a separate demountable partitioned internal office, if required.



Gross internal areas approx. 673 ft² – 2,836 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.

These ground floor offices have the following features:

- **Gas-fired central heating with radiators.**
- **Suspended ceiling with office lighting.**
- **Fitted carpets.**
- **UPVC front door and double glazed windows.**
- **Fitted security blinds.**
- **Toilet & kitchenette**

Unit 1 – 75.7m² (815 ft²)

Unit 2 – 62.5m² (673 ft²)

Unit 3 – 62.5m² (673 ft²)

Unit 4 – 62.7m² (675 ft²)

The premises are considered to be ideal for use as offices, assembly and packaging, electronic repairs etc.

PARKING

There is a large private car park at the front of the building for the benefit of the tenants of the Doughty Building.

LEASE TERMS

The premises are offered by way of a new internal repairing and insuring lease, the duration of which is subject to negotiation.

RENT

£14 per square foot per annum, exclusive of outgoings payable quarterly in advance by bankers order.

SERVICE CHARGE

This includes water and sewerage charges, maintenance of the communal central heating boiler, grass cutting, car park maintenance, commercial rubbish disposal etc. The building insurance is paid by the landlords and refunded by the tenants on a pro rata basis.

VALUE ADDED TAX

All prices quoted are exclusive of VAT.

BUSINESS RATES

The Rateable Value of the units from April 2026 are as follows:

Unit 1 - £11,250

Unit 2 - £9,300

Unit 3 - £9,300

Unit 4 - £9,400

VIEWING

By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING - TBC

