

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN INDUSTRIAL/WAREHOUSE TO LET

*UNIT 13, PARVANEH PARK, EMBANKMENT WAY,
RINGWOOD. BH24 1WL*

LOCATION This recently built development was built in about 2024/25 situated approximately 1 mile distant from Ringwood town centre and a similar distance to the A31 dual carriageway providing direct access with the M27 motorway network.

Major occupiers close by include Elliotts, McCarthy & Stone, Premier Inn, Lidl, David Lloyd and Anytime Fitness.

DESCRIPTION This modern end terrace unit has steel portal frame with cavity lower elevations under a steel insulated mono-pitch roof with a solar PV system. Full mezzanine with good floor loading and underside of mezzanine clearance of approximately 2.8m.

- Double glazed windows at ground and first floor.
- LED lighting with electric loading door approximately 3m x 4m high.



Total Area Approx. 180.51m² (1,943 ft²)

Cont'd

Facilities also include:

- Air conditioning to both floors
- 3 phase electricity
- Direct fibre to the premises
- Disabled WC
- Tea point
- Externally, an electric vehicle charger beside the 3 allocated parking spaces.

ACCOMMODATION



Ground floor	949 ft ²	88.16 m ²
Mezzanine	994 ft ²	92.35 m ²
Total	1,943 ft²	180.51 m²

TERMS

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews or **Alternatively** for sale as a virtual freehold – balance of 999 year lease.

PRICE

Rent - £22,750 per annum plus V.A.T., business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.

For Sale - £375,000 plus V.A.T. for the virtual freehold.

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SERVICE CHARGE	An Estate service charge will be payable for the general upkeep of the communal areas.
RATEABLE VALUE	£11,000 from 1 ST April 2026 With this low rateable value, in some circumstances the premises maybe exempt from business rate payments but we would recommend contacting the Local Authority to confirm individual situations.
LEGAL COSTS	Each party to be responsible for own legal costs incurred in this transaction.
VIEWING	By appointment only please through the agents.

ENERGY PERFORMANCE ASSET RATING: A



