

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WORKSHOP/STORAGE UNIT TO LET

***UNIT 18, HIGHTOWN INDUSTRIAL ESTATE,
CROW ARCH LANE, RINGWOOD. BH24 1ND***

LOCATION

A mid 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 premises are mainly of block work construction with the upper elevations clad in insulated corrugated steel, also the roof is clad in insulated steel sheets with day light panels. There is a manually operated roller shutter door of approx. 12 feet in height.

Gross internal dimensions approx. 12.70m x 8.82m (41'8" x 28'11").

3 phase electricity. Toilet. Kitchenette and partitioned Small Office. Personal door.

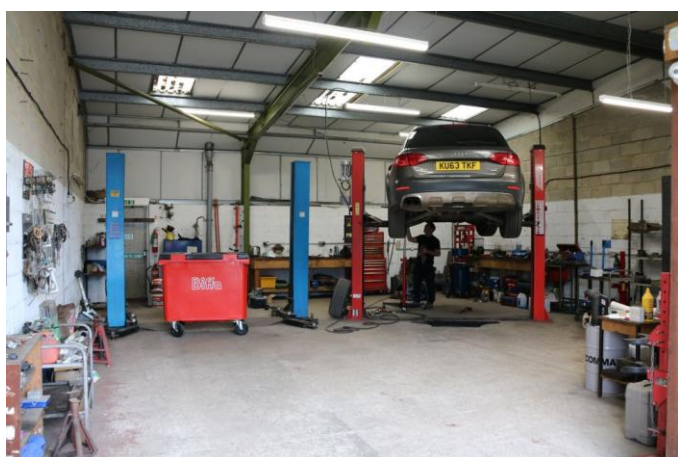


Gross Internal Area approx. 111.95m² (1,205 ft²)

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PARKING	A concrete/tarmac forecourt with parking for 2 vehicles plus additional loading/unloading space.
RENT	£14,100 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 agreement 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	Rateable Value: £12,250 The existing tenant with various rate relief available currently pays £436.62 for the year 2026/27.
VIEWING	By confirmed appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: D



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