



**UNIT 6 CROW ARCH LANE INDUSTRIAL ESTATE,
RINGWOOD, BH24 1PD**
INDUSTRIAL / WAREHOUSE TO LET
2,897 SQ FT (269.14 SQ M)



Summary

TO LET – MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES

Available Size	2,897 sq ft
Rent	£18,500 per annum
Rateable Value	£12,500 £17,750 draft rating (from 1 April 2023)
EPC Rating	E (124)

- 1,797 sq ft plus 1,100 sq ft mezzanine industrial/warehouse premises
- Electric roller shutter doors
- 6.2m internal eaves
- 6 car parking spaces



Location

 **Unit 6 Crow Arch Lane
Industrial Estate, Ringwood,
BH24 1PD**

The premises is located on Crow Arch Lane Industrial Estate which is accessed from Crow Arch Lane which in turn connects to Castleman Way.

The premises is located approximately 1 mile distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

Access to the A31 is approximately 1 mile distant from the premises, which provides links to the M27/M3 motorway networks.



Further Details

Description

This mid-terrace premises is of block work inner, brick work outer construction with steel cladding to the upper front elevation supported upon a steel portal frame with a pitched steel clad roof incorporating daylight panels. The ground floor is concrete and the internal eaves height is approx. 6.2m. There are windows in the front side and rear elevation. There is also a mezzanine and the height to the underside is 3.6m.

The unit is allocated 6 car parking spaces, 2 which are directly outside and 4 within the estate car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,797	166.95	Available
Mezzanine	1,110	103.12	Available
Total	2,907	270.07	

Specification

The unit benefits from the below specification:

- Mid Terrace
- 3 Phase Electricity
- Electric Loading Door (2.9m wide x 3.5m high)
- Concrete Floor
- Strip Lighting
- Personnel Door

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

Legal Costs

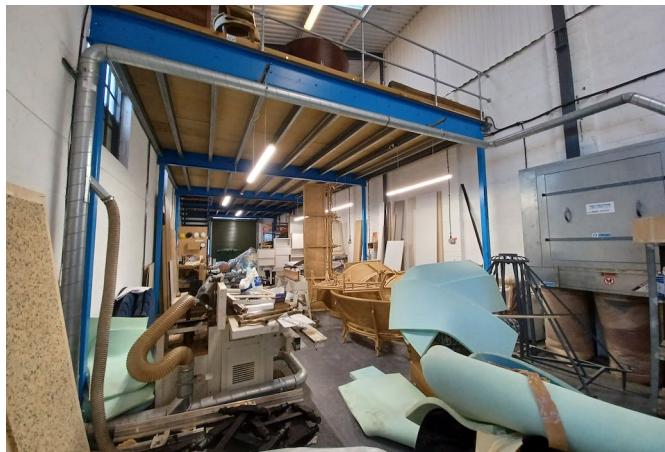
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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