



**UNIT 3 PARVANEH PARK, EMBANKMENT WAY,
RINGWOOD, BH24 1WL**

INDUSTRIAL / WAREHOUSE TO LET

1,658 SQ FT (154.03 SQ M)



Summary

BRAND NEW END TERRACE INDUSTRIAL / WAREHOUSE UNIT

Available Size 1,658 sq ft

Rent £22,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Business Rates To be confirmed following completion.

Estate Charge An estate service charge will be payable in respect of the upkeep, maintenance and repair of the common parts of the estate.

EPC Rating Upon enquiry

- Brand new end terrace industrial / warehouse unit
- Solar PV panels
- Open storage mezzanine
- 3 car parking spaces



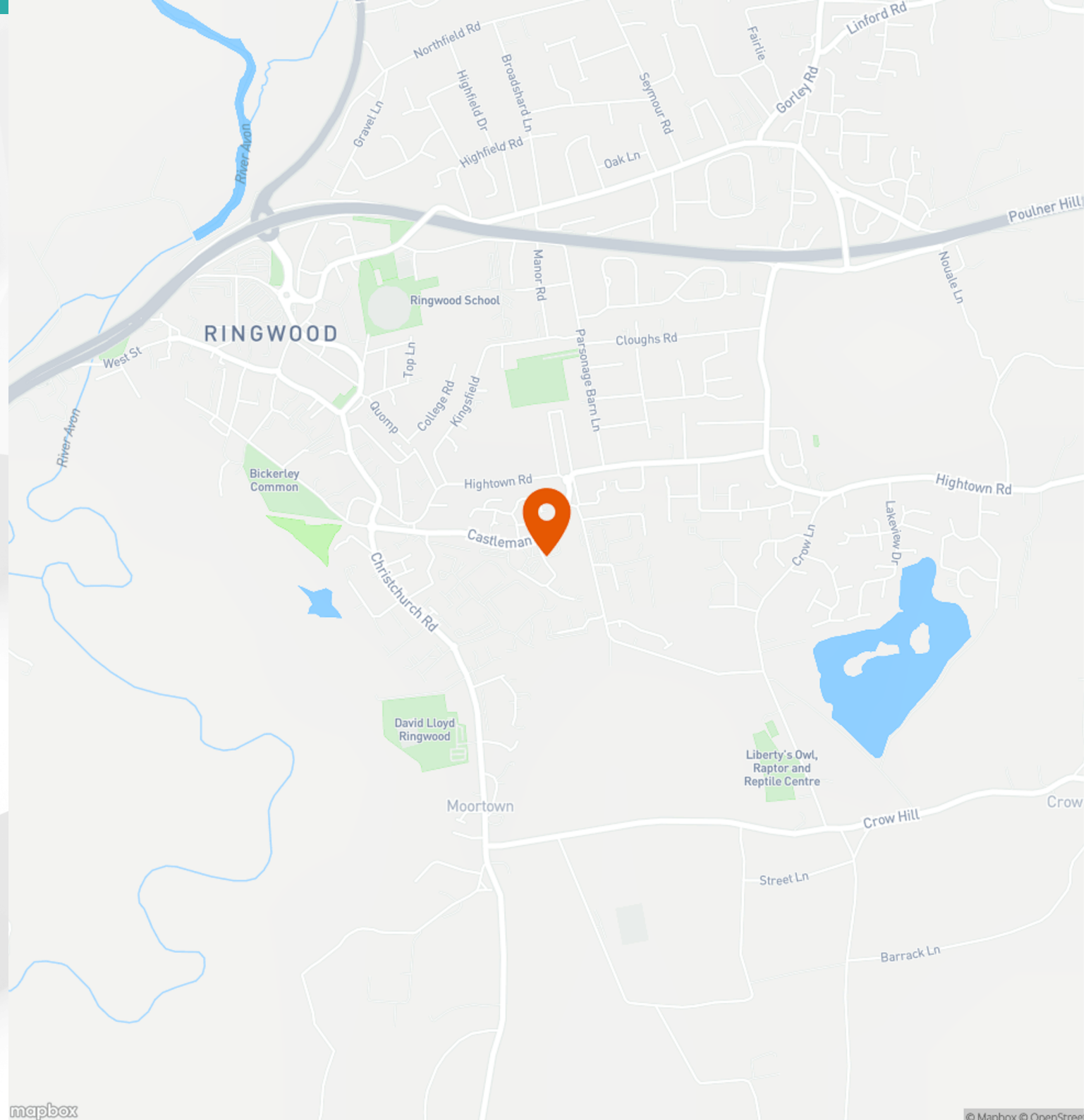
Location



**Unit 3 Parvaneh Park
Embankment Way, Ringwood,
BH24 1WL**

This brand new development is situated approximately 1 mile distant from Ringwood Town Centre which provides a number of retail, banking and restaurant facilities. It is approximately 1 mile distant from the A31 which provides direct road communications with the M27 motorway network.

Major occupiers in the immediate area include Elliotts, McCarthy & Stone, Premier Inn, Lidl, David Lloyd and Anytime Fitness.



Further Details

Description

This brand new, end terrace industrial/warehouse unit has been built in accordance with the following brief specification:

- Brick outer, blockwork inner wall construction with Kingspan cladding to upper elevation
- Steel clad insulated mono-pitched roof incorporating 10% daylight panels
- Roof top solar PV system
- Steel portal frame
- Proprietary building regulation compliant steel framed and timber boarded mezzanine floor with general access metal staircase and floor loading of approx. 4.8 Kn/m² and a suspended ceiling to underside of mezzanine. Underside clearance to ground floor approx. 2.6m.
- Double glazed windows at ground and first floor in front elevation
- Internal eaves from approx. 6m at lowest point to 7.2m at highest point
- Power floated concrete floor with loading capacity of 35 KN/M²
- Aluminium personnel door
- LED lighting Electric sectional up and over insulated loading door approx. 3m wide x 4m high
- 3 phase electricity
- Fibre to the premises (FTTP)
- Unisex disabled WC with hot water heater
- Tea point with hot water heater
- Fire alarm and smoke detector system
- EV charger and 3 allocated parking spaces

EPC Rating

Target A Rating

Accommodation

The accommodation comprises the following areas:



Enquiries & Viewings



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