



**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

<b>Available Size</b>	1,658 sq ft
<b>Rent</b>	£22,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Business Rates</b>	To be confirmed following completion.
<b>Estate Charge</b>	An estate service charge will be payable in respect of the upkeep, maintenance and repair of the common parts of the estate.
<b>EPC Rating</b>	Upon enquiry

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



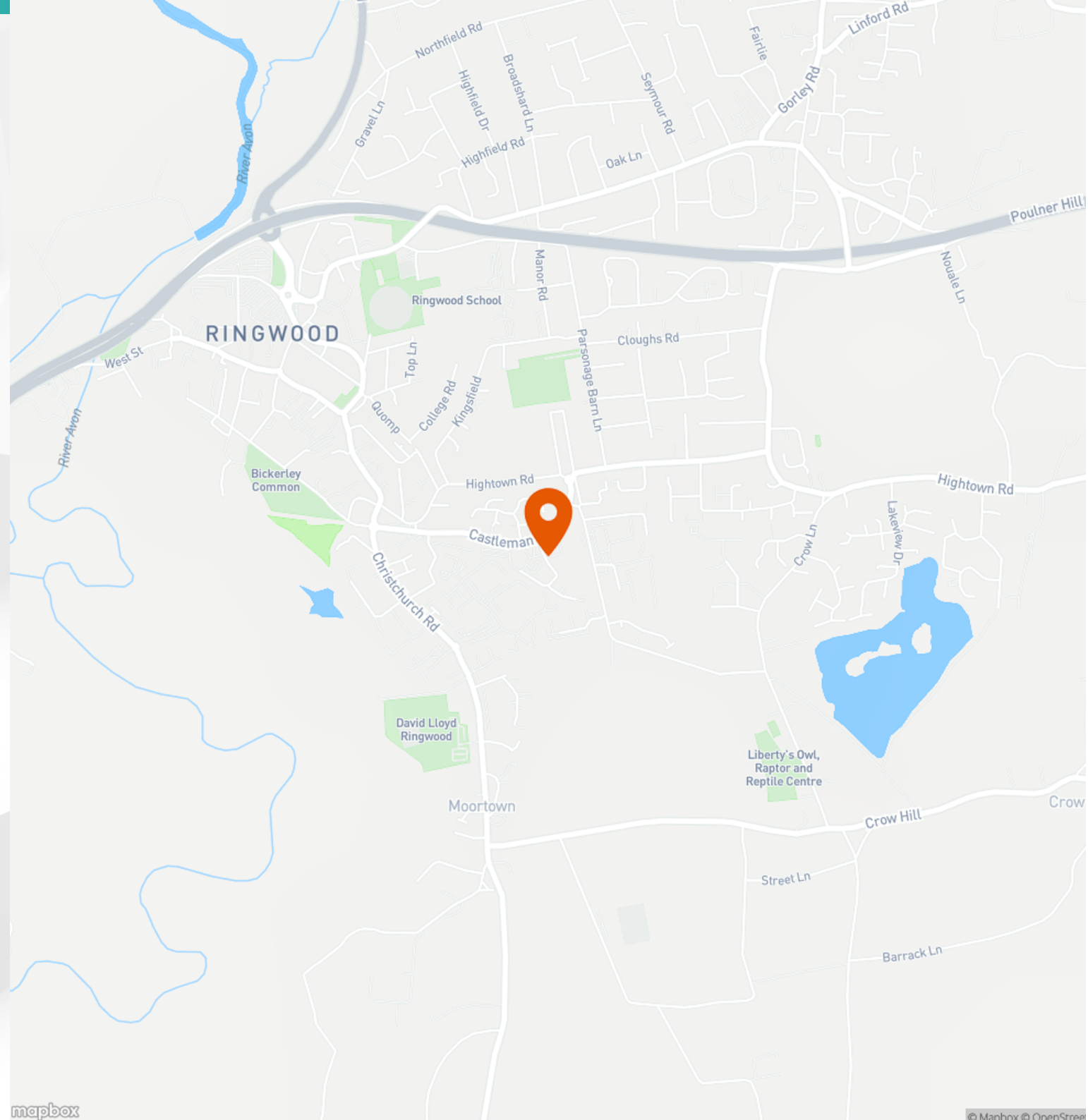
# Location



**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/m<sup>2</sup> 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/M<sup>2</sup>
- 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:

Name	sq ft	sq m	Availability
Ground	1,055	98.01	Available
Mezzanine	603	56.02	Available
<b>Total</b>	<b>1,658</b>	<b>154.03</b>	

## Lease Terms

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

## 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.

## Legal Costs

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the 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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