



**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 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	A (13)

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



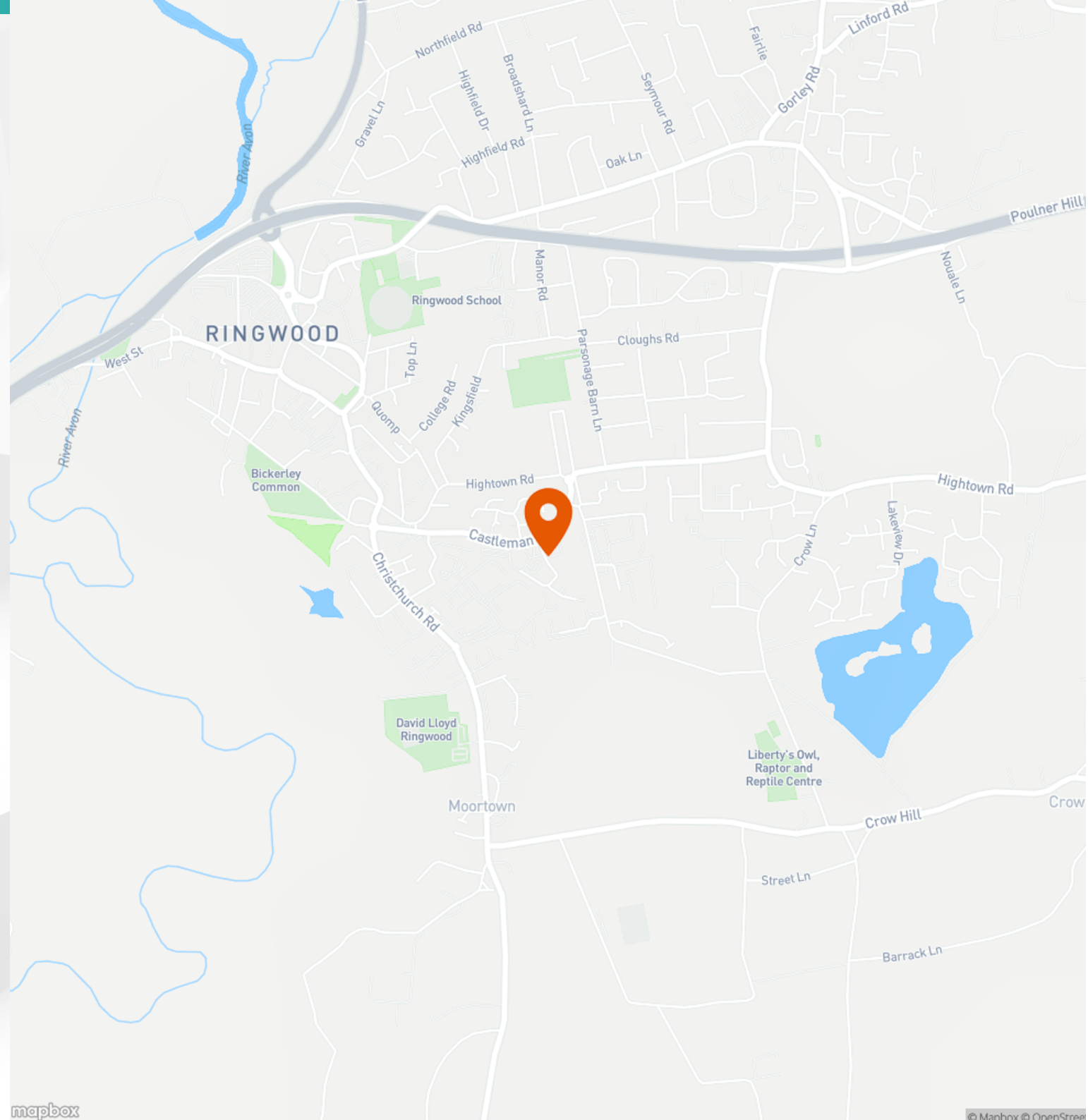
Location



**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:

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

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



Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145629

01202 558 262

