



**UNIT 27 HIGHTOWN INDUSTRIAL ESTATE, RINGWOOD,
BH24 1ND**

INDUSTRIAL / WAREHOUSE TO LET
3,553 SQ FT (330.08 SQ M)



Summary

TO LET - DETACHED INDUSTRIAL/WAREHOUSE PREMISES WITH SECURE YARD

Available Size	3,553 sq ft
Rent	£36,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	To be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

- Detached Unit
- Secure Yard
- Approximately 1 mile from the A31



Location



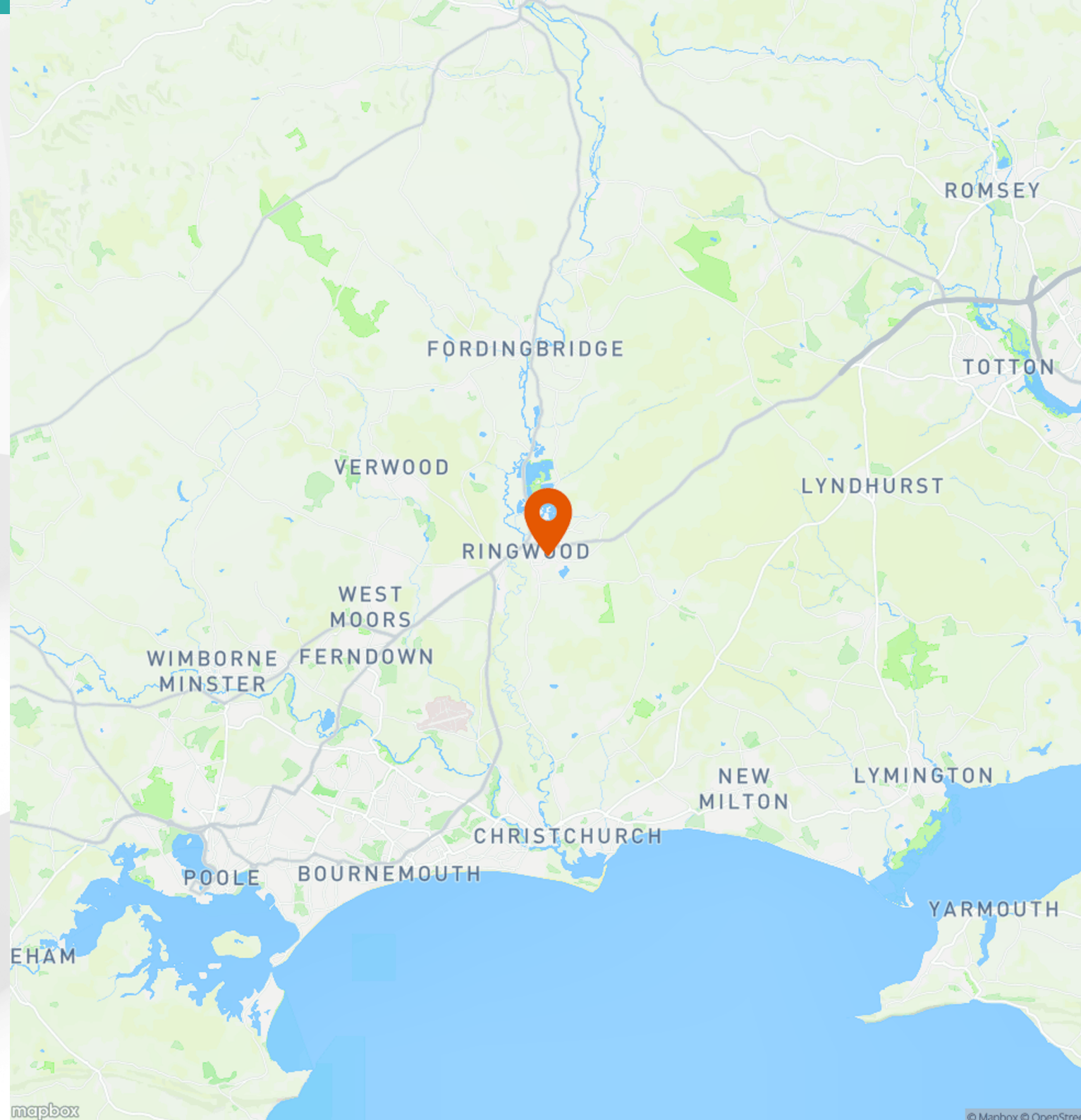
Unit 27 Hightown Industrial Estate, Ringwood, BH24 1ND

Unit 27 Hightown Industrial Estate is located off of Crow Arch Lane which is accessed from Castleman Way.

The unit is located approximately 0.8 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

Nearby occupiers include J&Bs Plumbing and Heating, Jayar Car Parts, UK Baby Centre, Economy Hire, Ringwood Tile Superstore, and Elliotts.

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





FLOAT LIKE A BUTTERFLY STING LIKE A BEE

THE FIGHT

Further Details

Description

Unit 27 is a detached steel clad industrial premises with a pitched steel roofs incorporating daylight panels. The internal eaves height is approx 3.8m/5.8m. Access is via either a loading shutter door or via double glazed personnel doors. 3 phase electricity and gas is available.

Internally, the unit is divided with a studwork wall to provide open plan warehouse with mezzanine offices and additional warehouse/ showroom with partitioned ground floor offices. There is LED lighting, kitchenette, M&F WCs.

Externally there are 4 car parking spaces plus a secure yard at front and rear.

Internally, there is lighting, kitchenette and unisex WCs. Externally, there are 6 allocated parking spaces and block paved forecourt.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,134	291.16
Mezzanine	419	38.93
Total	3,553	330.09

Rent

£36,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

Terms

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

Viewings

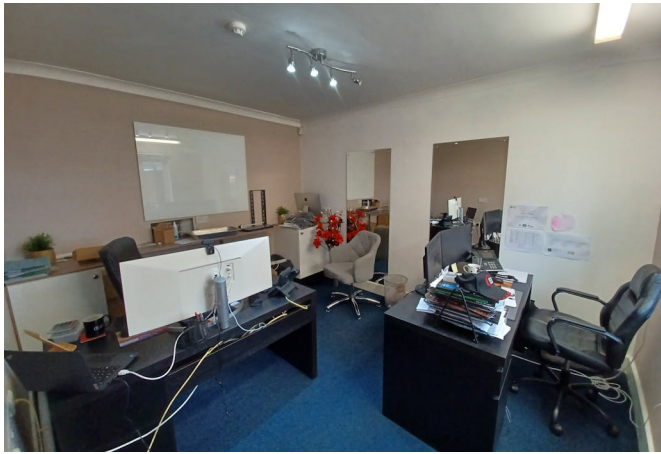
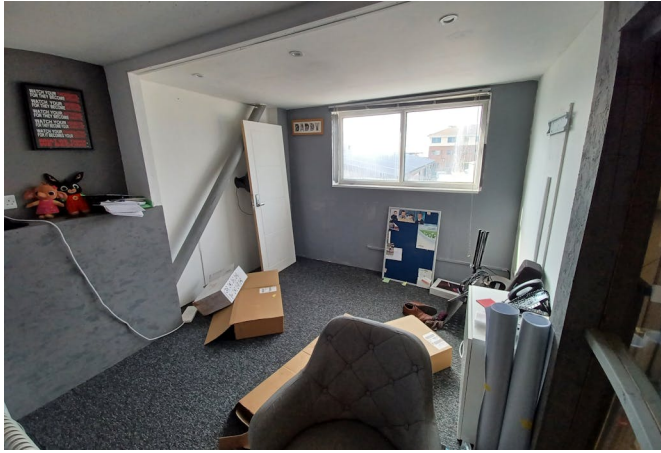
Strictly via sole agents Vail Williams.

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 this transaction.





Enquiries & Viewings



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