



**UNIT 13 PARVANEH PARK, EMBANKMENT WAY,  
RINGWOOD, BH24 1WL**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,943 SQ FT (180.51 SQ M)**



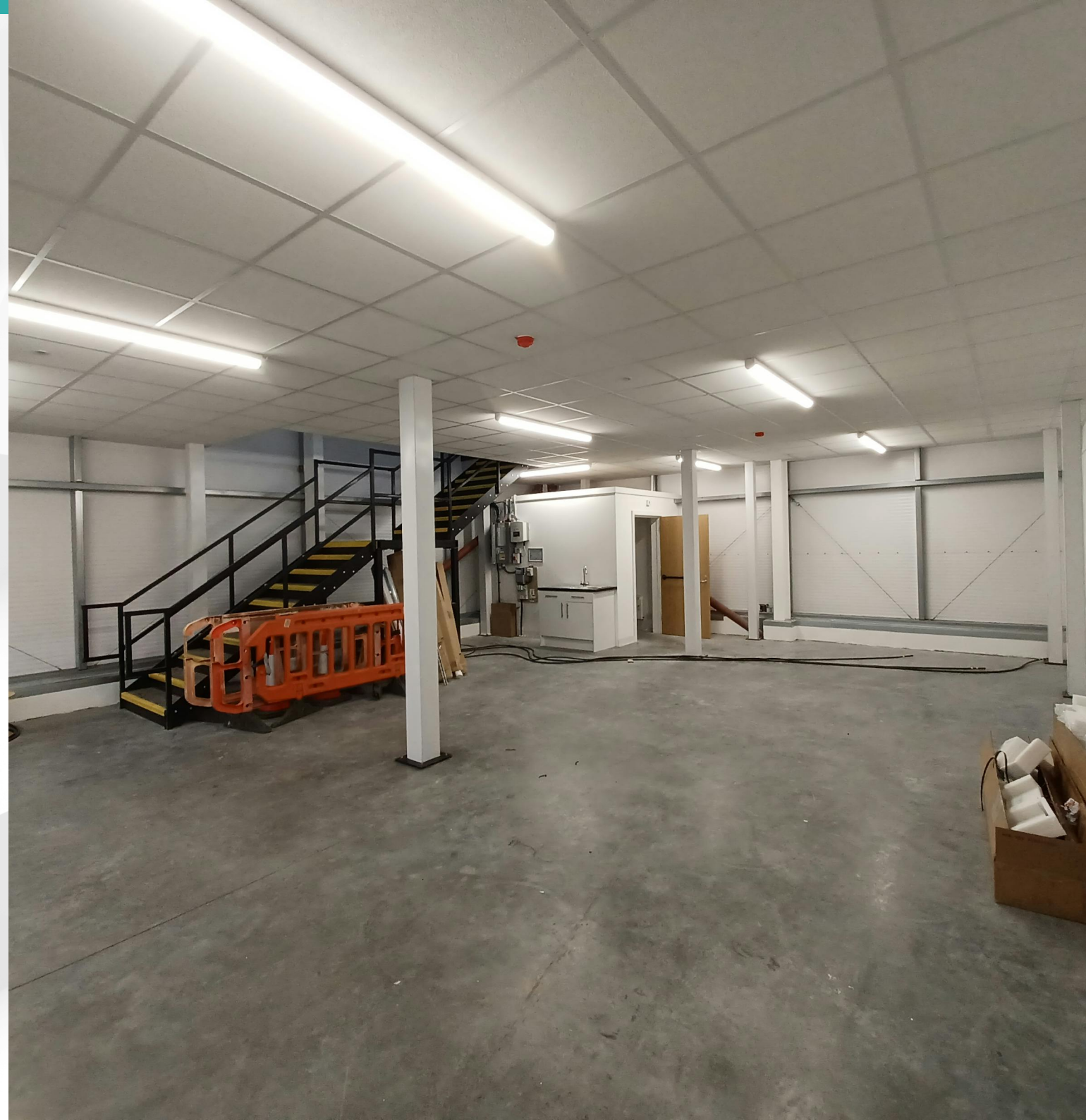


# Summary

## BRAND NEW END TERRACE INDUSTRIAL / WAREHOUSE UNIT

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,943 sq ft  |
| <b>Rent</b>           | £22,750 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>     | A (3)  |

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



# Location



**Unit 13 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. 2.8m.
- 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
- 3 allocated parking spaces with EV chargers

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 949          | 88.16         |
| Mezzanine    | 994          | 92.35         |
| <b>Total</b> | <b>1,943</b> | <b>180.51</b> |

## 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.









## Enquiries & Viewings



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