



**UNIT 1A CROW ARCH LANE INDUSTRIAL ESTATE,
RINGWOOD, BH24 1PD**

INDUSTRIAL / WAREHOUSE TO LET

1,335 SQ FT (124.03 SQ M)



Summary

END TERRACE INDUSTRIAL / WAREHOUSE TO LET

Available Size	1,335 sq ft
Rent	£15,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance
Rateable Value	£12,250 from 1.4.23
Service Charge	£140 per annum exclusive of VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 1,335 sq ft GIA
- Only 1 mile distant from A31
- First Floor Mezzanine Office
- £15,000 per annum exclusive



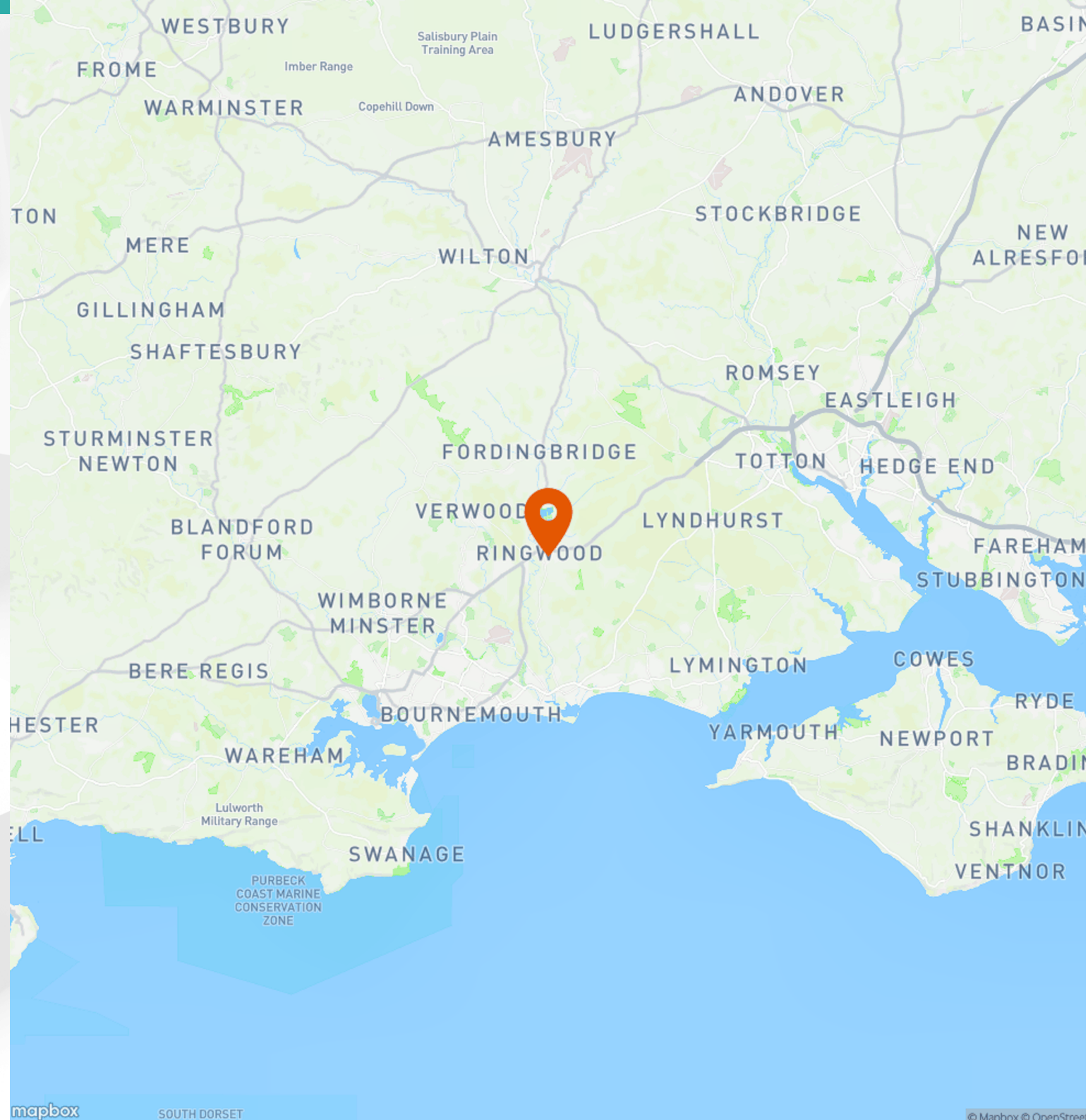
Location



**Unit 1A Crow Arch Lane
Industrial Estate, Ringwood,
BH24 1PD**

Unit 1A Crow Arch Lane Industrial Estate is located on Crow Arch Lane which is accessed from Castleman Way. It is located approximately 0.9 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

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





Further Details

Description

1A Crow Arch Lane is an end of terrace industrial premises which benefits from the following specification:

- Concrete Floor
- Daylight Panels
- Lighting
- Electric Roller shutter measuring 3m W x 3.3m H
- Personnel Door
- Personnel Door
- Ground floor office
- First Floor office with carpet
- Single phase electricity
- WC

Externally, there are allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,080	100.34
Mezzanine	255	23.69
Total	1,335	124.03

Terms

The unit is available by way of a new full repairing and insuring lease.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)