



**HELLIER  
LANGSTON**

Commercial Property Consultants

# TO LET

**Unit 10 Carvers Industrial Estate, Southampton  
Road, Ringwood, Hampshire BH24 1JS**  
Detached Trade Counter/ Warehouse / Light Industrial Unit



## KEY FEATURES

**480.89 m<sup>2</sup> (5,176 sq. ft.)**

**B8 and Class E use (Trade Counter)**

**Eaves 6.07 m**

**Ridge 6.57 m**

**Haunch 5.74 m**

**18 car parking spaces**

**Loading door 4.89 m high x 3.80 m wide**

**Ground Showroom / 1<sup>st</sup> Floor Offices**

**Other occupiers include Screwfix,  
Toolstation, Topps Tiles, Howden Joinery,  
Brewers and HPS**

**Call us on: 02382 022 111**  
**Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# TO LET

## Detached Trade Counter/ Warehouse Unit With Large Car Park

### Description

The unit is detached with a front and side car park and loading. It is constructed on a steel portal frame with a pitched insulated profile metal sheet roof. The external elevations are part profile metal sheet part brick with internal block work walls. Access is via either a personnel door to the front elevation or an electric loading door to the side elevation. The unit benefits from a large car park.

### Specification

- Eaves height 6.07 m
- Haunch height 5.74 m
- Ridge Height 6.57 m
- Loading door 4.89m high by 3.80m wide
- LED Warehouse lighting
- GF Male and Female WC

### Accommodation

The accommodation has been measured on a Gross Internal Basis:

Description	m <sup>2</sup>	sq. ft.
Warehouse	275.13	2,961
Ground Floor Showroom and Ancillary Area	103.03	1,109
1 <sup>st</sup> Floor Office	102.73	1,106
<b>Total Gross Internal Area</b>	<b>480.89</b>	<b>5,176</b>



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## Detached Trade Counter/ Warehouse Unit With Large Car Park

### Terms

The unit is available on a new full repairing and insuring lease for a term to be agreed.

### Rent

£78,000 per annum exclusive of VAT, business rates and any other occupational costs.

### Rateable Value

Workshop and Premises £80,500

Source: [www.voa.gov.uk/correct-your-business-rates](http://www.voa.gov.uk/correct-your-business-rates)

### Energy Performance Certificate

D-92

### Service Charge

A service charge will be levied to cover the cost of external landscaping and maintenance of the estate.

### Legal Costs

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



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## 10 Carvers Industrial Estate, Southampton Road, Ringwood, BH24 1JS



### Location

The property is situated in the heart of the town centre less than 0.5 miles south of the A31 dual carriageway off Southampton Road.

The estate is the main Trade Park within Ringwood with established trade park operators such as Screwfix, Toolstation, Topps Tiles, Brewers, Howdens and HPS

### Viewing

Strictly by appointment through joint sole agents Hellier Langston and Lambert Smith Hampton.

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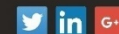


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