

Unit 10

Carvers Industrial Estate

Southampton Road, Ringwood BH24 1JS

- ▶ Detached Trade Counter/ Warehouse / Light Industrial Unit
- ▶ Prominent location

To Let 5,176 SQ FT

To Be Refurbished



Brewers
DECORATOR CENTRES

SCREWFIX

TOOLSTATION

Topps Tiles

HOWDENS

HPS
Heating Plumbing Supplies

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.

- ▶ Eaves height 6.07m
- ▶ Haunch height 5.74m
- ▶ Ridge height 6.7m
- ▶ Loading door 4.89m high by 3.80m wide
- ▶ WC Facilities
- ▶ LED Warehouse Lighting
- ▶ 18 car parking spaces

Gross Internal Areas	SQ FT	SQ M
Warehouse	2,961	275.13
Ground Floor Showroom & Ancillary Area	1,109	103.03
1st Floor Office	1,106	102.73
Total	5,176	480.89

*The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) as follows:

Ground Floor



1st Floor





The Location

The property is situated in the heart of the town centre less than 0.5 miles south of the A31 dual carriage way. The property is the principal trade estate within Ringwood, situated off the Southampton Road in the heart of the town.

The estate can be accessed via either B3347 Christchurch Road or the A31 dual carriageway, 0.5 miles to the north via Furlong roundabout.

1	Toolstation	5&6	Howden Joinery Properties LTD
2	Toolstation	7	Forest Veterinary Clinic
3	TO LET	8	Brewers Decorator Centre
3a	Topps Tiles	9	Ringwood Electrical
3b	Heating Plumbing Supplies LTD	10	TO LET
4	Screwfix	12a	TO LET
		12b	Apollo Optical Manufacturing

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.

Service Charge

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

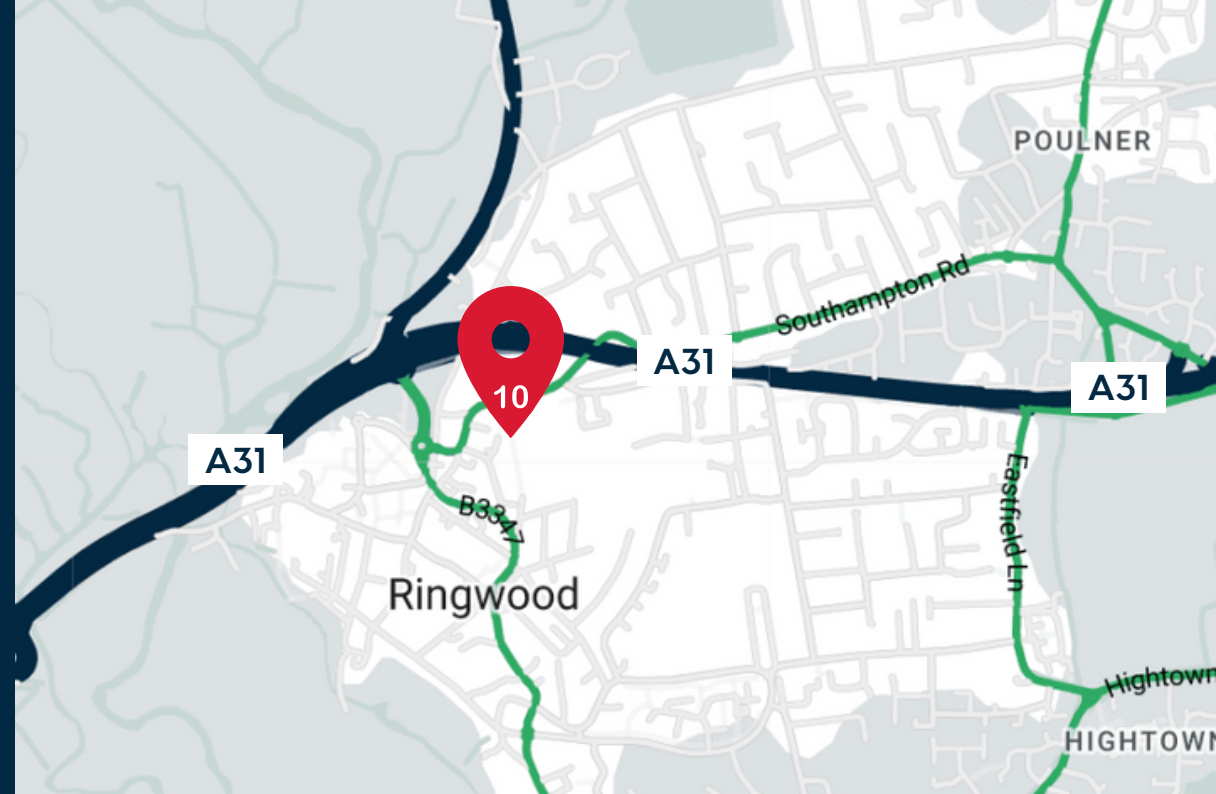
EPC

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Legal Costs

Each party to be responsible for their own legal costs incurred with any transaction.

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Viewing & Further Information

Viewings strictly by appointment only.

**Lambert
Smith
Hampton**

Dan Rawlings

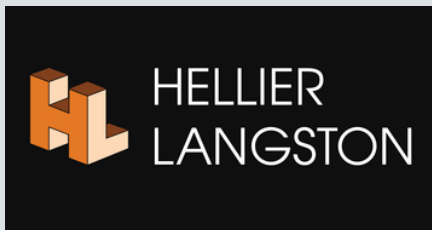
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