

TO LET

Brand New Industrial/Warehouse Unit

**Unit 11
Parvaneh Park
Embankment Way
Ringwood
Hampshire
BH24 1WL**

**1,658 sq ft (154 sq m)
(measured from plans)**

Rent: £22,000 plus VAT pax

**AVAILABLE
MARCH 2024**



Reference: 10169/SJT

LOCATION

The development is located approximately 0.5 miles to the south-east of Ringwood Town Centre.

Embankment Way is accessed from Castleman Way, which connects with the B3347 Christchurch Road leading to the main A31 and A338. The A31 dual carriageway connects with the M27 / M3 motorway network and the A338 leads to Salisbury.

Other occupiers in the area include McCarthy and Stone, Elliotts builders merchants, Lidl, Premier Inn, Bellway Homes and Anytime Fitness.

PLANNING

We understand the unit has planning consent for former B1 light industrial, B2 and B8.

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of New Forest District Council with regard to their own proposed use.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ENERGY PERFORMANCE CERTIFICATE

Target EPC Rating A

BUSINESS RATES (source: www.voa.gov.uk)

To be assessed following practical completion.

DESCRIPTION

The unit will be built to the following specification:

- * Brick outer, blockwork inner wall construction with Kingspan cladding to upper elevations
- * 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/m² with a suspended ceiling to underside of mezzanine. Underside clearance to ground floor approx. 2.6m.
- * 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/m²
- * Aluminium personnel door
- * LED lighting
- * Electric sectional up and over 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
- * EV charger
- * 3 allocated car parking spaces

ACCOMMODATION

Ground floor	1,055 sq ft	98 sq m
Mezzanine	<u>603 sq ft</u>	<u>56 sq m</u>
Total	1,658 sq ft	154 sq m

Measured on a gross internal basis from plans

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed, incorporating 3 yearly upward only open market rent reviews.

RENT

£22,000 plus VAT per annum exclusive.

The rent quoted is exclusive of VAT, business rates, service charge, insurance premiums, utilities and all other outgoings.

SERVICE CHARGE

An estate service charge will be payable in respect of the upkeep, management and maintenance of common parts etc. We would urge all applicants to make further enquiries in relation to the service charge outgoings.

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.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Reference: 10169/SJT

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Site Plan



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.