

Unit 12a

Carvers Industrial Estate

Southampton Road, Ringwood BH24 1JS

- ▶ End Terrace Trade Counter
- ▶ Prominent location

To Let
To Be Refurbished

▶ **1,719 SQ FT**



Brewers
DECORATOR CENTRES

SCREWFIX

TOOLSTATION

Topps Tiles

HOWDENS

HPS
Heating Plumbing Supplies

**Lambert
Smith
Hampton**

**HELLIER
LANGSTON**

Description

The unit is constructed on steel portal frame with mono pitched sloping roof. The external elevations are brick with internal block work walls. Access is via either a single personnel door or electric up and over loading door. The unit benefits from 2 car parking spaces.

Estate occupiers include Screwfix, Toolstation, Brewers Decorator Centre, Topps Tiles and Howdens.

- ▶ B8 and Class E Use
- ▶ Minimum Eaves 3.10m
- ▶ Maximum Eaves 4.09m
- ▶ 2 Car Parking Spaces
- ▶ Loading Door 2.99m High x 4.96m Wide
- ▶ WC Facilities
- ▶ LED Warehouse Lighting

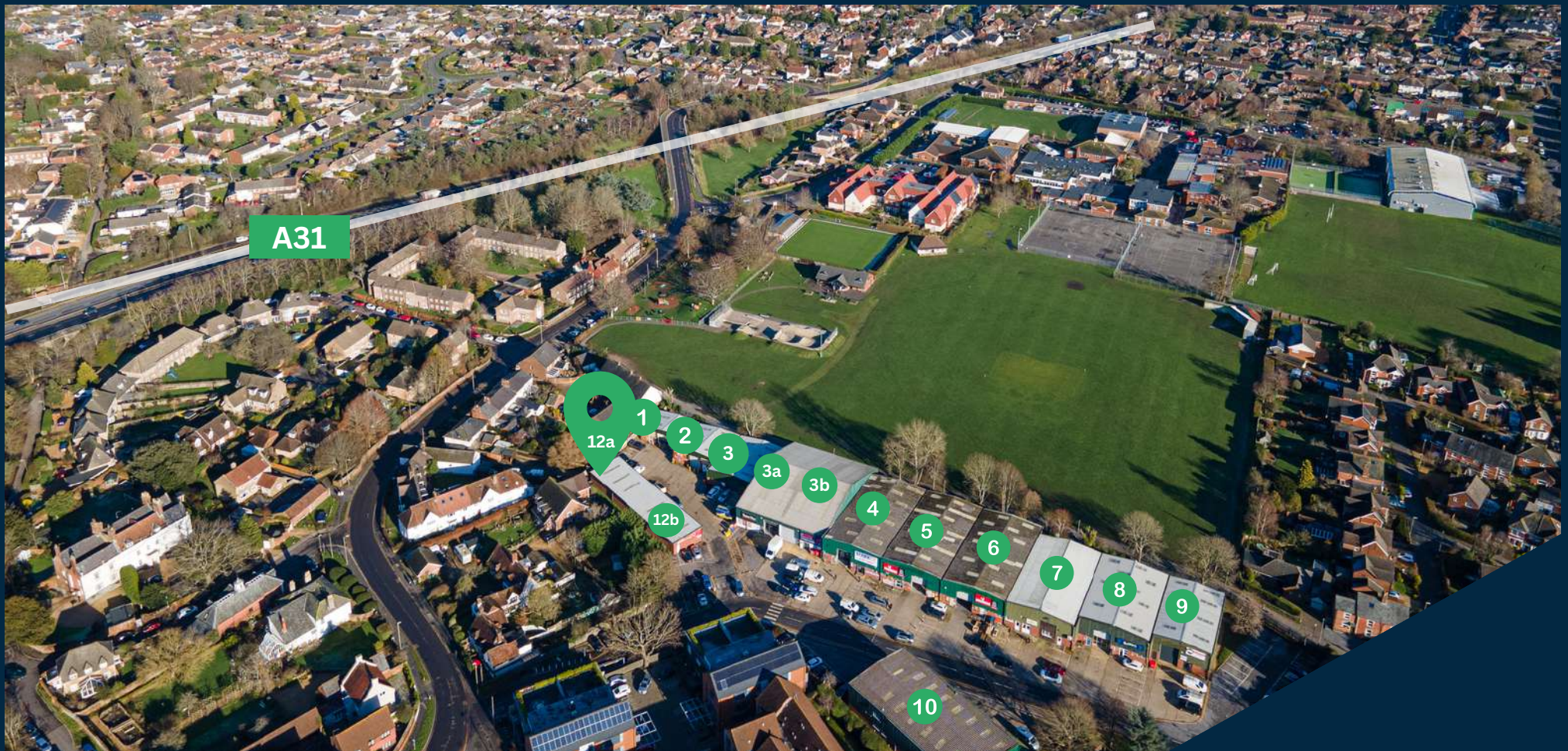
Gross Internal Areas	SQ FT	SQ M
Total	1,719	159.68

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



*Previous refurbishment





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	Propex Heating & Leisure
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

£25,800 per annum exclusive of VAT, business rates and any other occupational costs.

Rateable Value

Workshop and Premises £18,750
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.

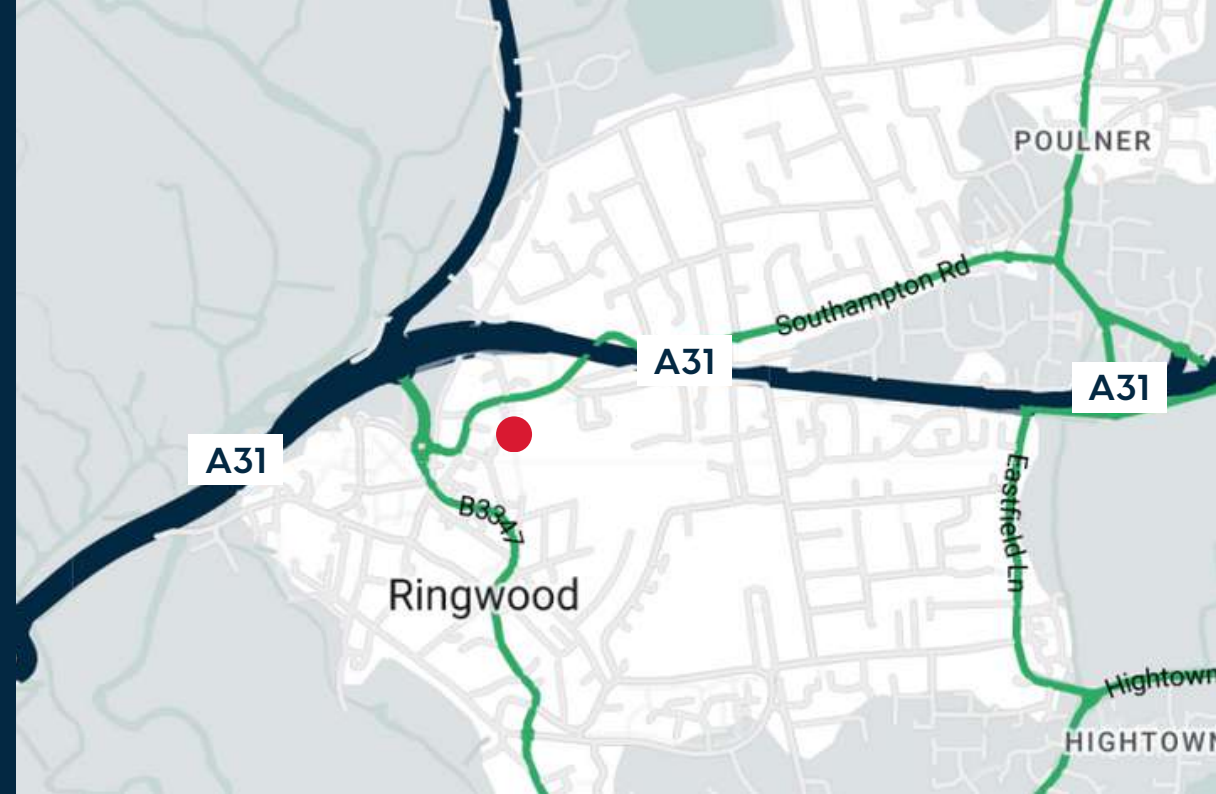
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Legal Costs

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:

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