

# Unit 3

## Carvers Industrial Estate

- ▶ Refurbished Trade Counter / Warehouse Unit
- ▶ Prominent location

## To Let

Southampton Road, Ringwood BH24 1JS

2,883 SQ FT



Brewers  
DECORATOR CENTRES

SCREWFIX

TOOLSTATION

Topps Tiles

HOWDENS

HPS  
Heating Plumbing Supplies

CBRE Investment  
Management

# Description

This unit is a mid terrace industrial unit constructed on steel portal frame with a pitched roof. The external elevations are part cladding part brick with internal block walls. Access is via either a single personnel door or a loading door into the warehouse. The unit benefits from 5 car parking spaces and a new ground floor office.

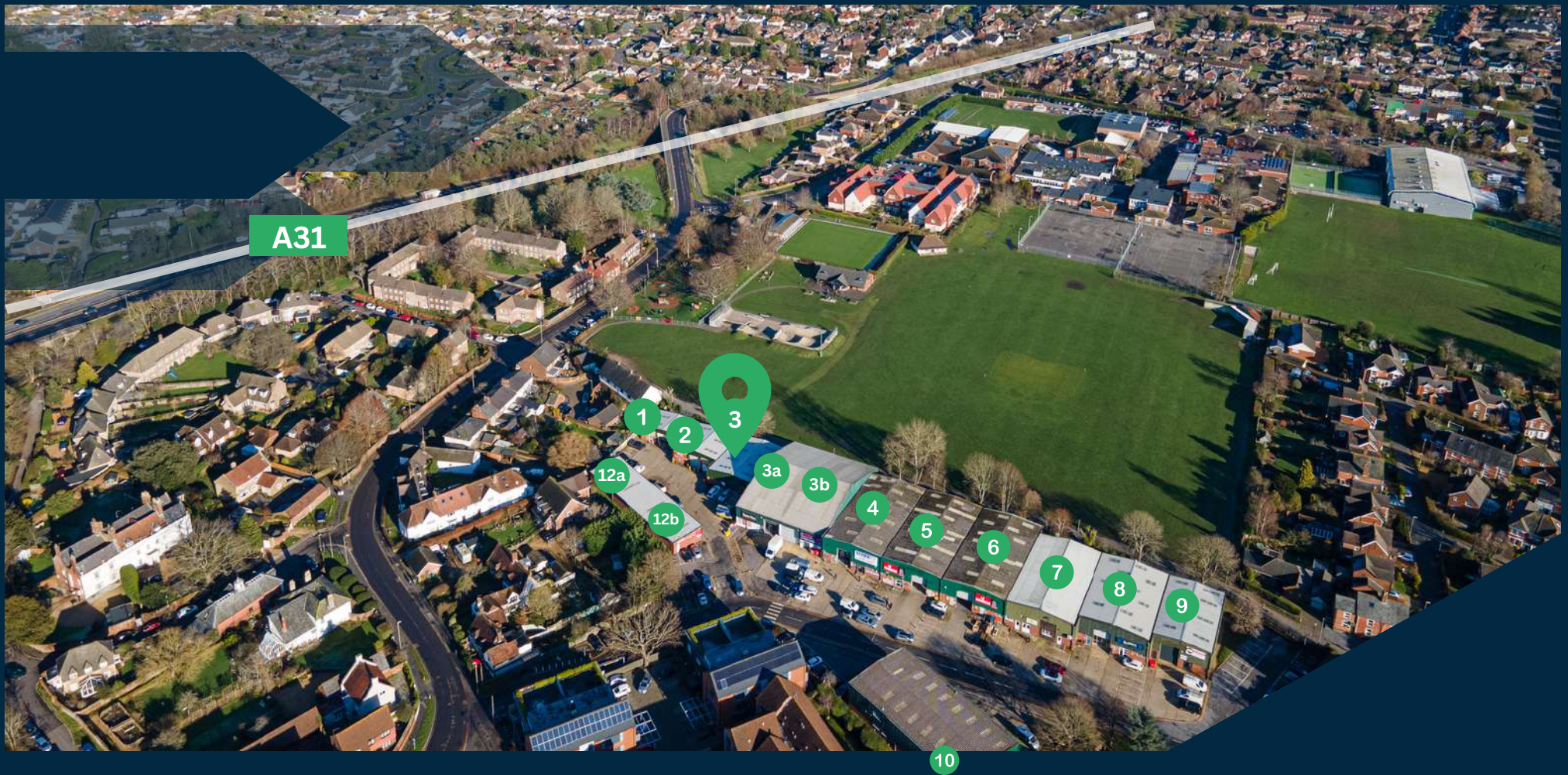
Estate occupiers include Screwfix, Toolstation, Brewers Decorator Centre, Topps Tiles and Howdens.

- ▶ **New insulated profile metal sheet roof**
- ▶ **New LED warehouse lighting**
- ▶ **5 Car Parking Spaces**
- ▶ **Eaves height 4.85m**
- ▶ **New Male & Female / Disabled WC's**
- ▶ **New electric up and over loading door**
- ▶ **New kitchen**

| Gross Internal Areas | SQ FT | SQ M |
|----------------------|-------|------|
| Total                | 2,883 | 268  |







# 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.

|           |                               |                |                               |
|-----------|-------------------------------|----------------|-------------------------------|
| <b>1</b>  | Toolstation                   | <b>5&amp;6</b> | Howden Joinery Properties LTD |
| <b>2</b>  | Toolstation                   | <b>7</b>       | Forest Veterinary Clinic      |
| <b>3</b>  | <b>TO LET</b>                 | <b>8</b>       | Brewers Decorator Centre      |
| <b>3a</b> | Topps Tiles                   | <b>9</b>       | Ringwood Electrical           |
| <b>3b</b> | Heating Plumbing Supplies LTD | <b>10</b>      | Propex Heating & Leisure      |
| <b>4</b>  | Screwfix                      | <b>12a</b>     | Explosive Wraps               |
|           |                               | <b>12b</b>     | Apollo Optical Manufacturing  |





## VAT

All prices, premium and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

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

## Business Rates

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## Terms

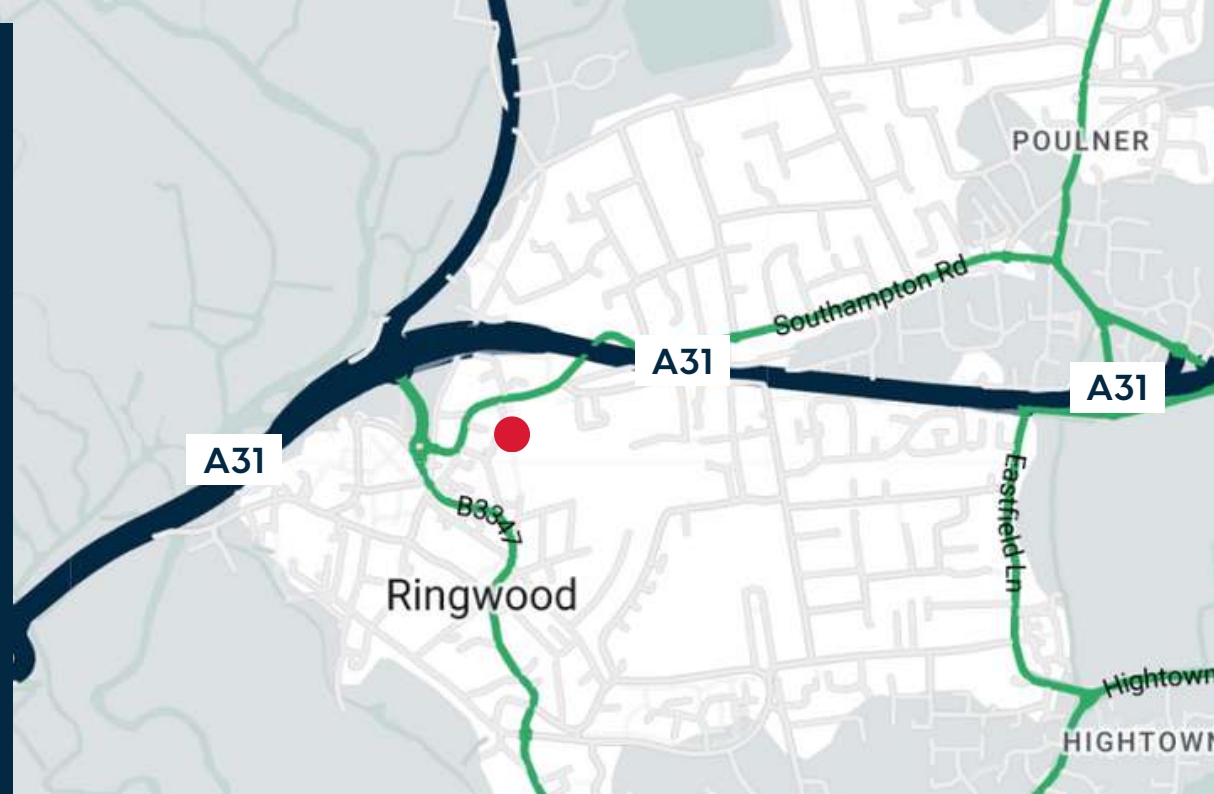
The unit is available on a full new repairing and insuring lease at **£41,000** per annum (exclusive of VAT) for a term to be agreed.

## EPC

D - 99



Lambert Smith Hampton and Heller Langston give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated.



## Viewing & Further Information

Viewings strictly by appointment only:

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