



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

**Unit 9 Carvers Industrial Estate,  
Southampton Road, Ringwood BH24 1JS  
Trade Counter/Warehouse/Industrial Unit**



## KEY FEATURES

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Ground Floor Area 247.07m<sup>2</sup> (2,659 sq. ft.)

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Mezzanine 34,58 m<sup>2</sup> (372 sq. ft.)

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12 car parking spaces

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Eaves height 6.05 m

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Haunch height 5.81 m

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Lowest point to ridge 6.04m

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

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To be refurbished, available summer 2021

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**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

# To Let

## Industrial Unit

### Description

The unit is end of terrace and constructed on steel portal frame with a pitched roof. The external elevations are part cladding part brick with internal block work walls. Access is via either a single personal door or a loading door into the warehouse. The unit benefits from 12 car parking spaces.

- Eaves height 6.05 m
- Haunch height 5.81 m
- Lowest point of ridge 6.04m
- Loading door 4.88m high by 3.80m wide
- Warehouse lighting
- Male and female/disabled WC's
- Kitchen
- Mezzanine
- 12 car parking spaces

### Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

Description	m <sup>2</sup>	sq. ft.
Warehouse	247.07	2,659
Mezzanine	34.58	372

### Terms

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

### Rent

£37,225 per annum exclusive of VAT, business rates and any other occupational costs.

### Rateable Value

We understand from the Valuation Office website that the property is described as workshop and premises and has a rateable value of £16,750.

### Energy Performance Certificate

D-93

### Legal Costs

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

### Service Charge

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



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## Industrial Unit

### Location

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

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 the B3347 Christchurch Road or the A31 dual carriageway, 0.5 miles to the north via the Furlong Roundabout.

To the south of the property is a Clarke Estates residential development, the Old Auction House, which was constructed in 2016 providing approximately 20 dwellings.

The majority of the surrounding area is made up of residential and high street retail. Neighbouring occupiers include; Sainsbury's, Waitrose, Travis Perkins and Tesco.

### Viewing

Strictly by appointment with sole agents Hellier Langston.



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