

PHASE 1  
FOR SALE OR TO LET



# HOBURNE ENTERPRISE PARK

Embankment Way, Ringwood, Hampshire, BH24 1EU

New Prestige Factory / Warehouse Development

Units ranging from 109.6 sq. m. to 1,063.6 sq. m. (1,180 sq. ft. to 11,448 sq. ft.).

## Location

Hoburne Enterprise Park is situated fronting Embankment Way close to its junction with Castleman Way approximately 0.5 mile to the south east of Ringwood Town Centre. The property enjoys easy vehicular access onto the A31 dual carriageway which links Ringwood to Southampton and the National Motorway Network to the east and the Bournemouth and Poole conurbation to the west. The A338 also provides a direct link to Salisbury to the north.

In recent years Ringwood has proved an extremely popular business location due to its accessibility to the major conurbations to the west and east. Major companies in the immediate area include Elliotts Builders Merchants, McCarthy & Stone, Eberspacher, Bellway Homes, Lidl and Premier Inns.



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# Development – Phase 1

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On completion Hoburne Enterprise Park will comprise 21 high quality self-contained factory/warehouse units set in an attractive and well landscaped business park environment.

Phase 1 of Hoburne Enterprise Park will comprise 8 terraced units:

PLOT	SIZE	PRICE (£ FH)	RENT (£ P.A.)
8	109.6 sq.m. (1,180 sq.ft.)	236,000	14,250
10	109.6 sq.m. (1,180 sq.ft.)	236,000	14,250
12	109.6 sq.m. (1,180 sq.ft.)	236,000	14,250
14	140.5 sq.m. (1,512 sq.ft.)	295,000	17,750

PLOT	SIZE	PRICE (£ FH)	RENT (£ P.A.)
16	140.5 sq.m. (1,512 sq.ft.)	295,000	17,750
6	140.5 sq.m.(1,512 sq.ft.)	295,000	17,750
4	140.5 sq.m.(1,512 sq.ft.)	295,000	17,750
2	172.8 sq.m.(1,860 sq.ft.)	355,000	21,500

All prices/rents will be subject to VAT at the appropriate rate.

## Specification

- ✓ Steel portal frame construction
- ✓ Brickwork elevations up to a height of 2.2m with Kingspan style cladding to eaves
- ✓ Pitched roofs covered with double skin profiled and insulated plastic coated metal sheeting?
- ✓ Phase 1 (Block D) Internal eaves height 5.8m
- ✓ Up and over loading doors (w – 3.1m, h 4.8m)
- ✓ Toilet, kitchenette and shower facilities
- ✓ Power floated concrete floors
- ✓ Allocated car parking spaces
- ✓ LED lighting

The completed units will offer occupiers the flexibility to install mezzanine floors for which planning consent exists. Hoburne Developments would be happy to enter into separate agreements with occupiers to fit out units to meet their specific requirements.

## Tenure

The units are available for sale by way of 999 yr leases at a peppercorn rent. Alternatively, the units are available to let on new full repairing and insuring occupational leases incorporating upward only rent reviews.

## Rent / Price

See schedule above.

## Service Charge

A service charge will be levied for the upkeep, management and maintenance of the common parts of the Estate.

## Energy Performance

Phase 1 (Block D BREEAM compliant).

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## VAT

All rents and service charges will be subject to VAT at the appropriate rate.

## Business Rates

To be assessed.

## Planning

The site has the benefit of a planning consent dated 10th July 2018 for the construction of 21 Industrial/Storage Units (Use Classes B1(b), B1(c), B2 & B8).

## Services

We are advised the following mains services will be available to individual units.

Water, drainage, 3phase electricity and gas. However all prospective occupiers should make their own enquiries regarding the capacities of the various services.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## Contact

For further details, contact: Simon West FRICS



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# Phase 1 (Block D) - FOR SALE OR TO LET

