

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## FULLY REFURBISHED OPEN PLAN OFFICES - TO LET

*UNIT 3, BESSEMER CLOSE, EBBLAKE INDUSTRIAL ESTATE,  
VERWOOD, DORSET. BH31 6AZ*

**LOCATION** The Ebblake Industrial Estate is situated just over 4 miles north of the A31 dual carriageway at Ringwood in turn providing good access to the M27, M3 motorways together with the A338 dual carriageway leading to Bournemouth and the south coast.

**DESCRIPTION** First floor open plan offices that have just undergone a programme of complete refurbishment. Personal front door leading to reception area and stairs to the open plan main office area approx. 11.5m x 7.34m max. (37'9" x 24'1")

Office 2 - 6.08m x 2.58m. (19'11" x 8'5")

New fitted kitchen area, male and female toilet facilities.

Features include:-

- \* New suspended ceilings with LED diffused lighting
- \* Dado trunking with Cat. 5 cabling
- \* Automatic lighting
- \* New electric heating system
- \* Brand new fitted carpets
- \* All new sanitary ware and kitchen units



**Total Net Office Area 91.42m<sup>2</sup> (984 ft<sup>2</sup>)**

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Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

OUTSIDE	Double security gates lead to private parking area with 3 parking spaces. Additional casual parking is available within a few moments of the premises together with the general estate car park.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.
RENT	£11,802 per annum, exclusive of outgoings, payable quarterly in advance by bankers order.
DEPOSIT	A deposit equal to one quarters annual rent will be required by the landlord.
RATES	Subject to re-assessment.
VIEWING	By appointment only please through the Agents.
DIRECTIONS	From Ringwood, leave by the A31 in the direction of Bournemouth, after a few hundred yards and just past the Texaco filling station, take the left filter signposted Verwood. Continue with this road through the Ringwood Forest and upon reaching the Verwood signs take the first turning on the left into the Ebblake Industrial Estate. Continue down Blackmoor Road to the sharp right hand bend, turning left into Bessemer Close beside the Suzuki Motorcycle premises keeping to the left and almost opposite Kiwi Design, there are the blue entrance gates to the parking yard to the offices.



**ENERGY PERFORMANCE ASSET RATING: E**