

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 91.42m² (984 ft²)

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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