

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## HIGH SPECIFICATION OFFICES

7,537 ft<sup>2</sup>

### LEASE ASSIGNMENT

***UNIT 7, ENDEAVOUR BUSINESS PARK, CROW ARCH LANE,  
RINGWOOD. BH24 1SF***

#### LOCATION

The detached offices are located on the southern side of the Town Centre of Ringwood, popular for businesses due to its close proximity to the A31 dual carriageway to Southampton and the motorway network to London, in the east. Also accessible to the A338 dual carriageway to Bournemouth and the South Coast plus the main road to Salisbury in the north.

#### DESCRIPTION

These offices are fitted to an exceptionally high standard and mainly of open plan configuration.

Features include:

- Air conditioning
- Suspended ceilings with inset office lighting
- Fully carpeted
- Computer trunking
- Shower facilities
- Security system
- Automatic lighting

**Gross Internal measurement 30.52m (113'2") x 13.38m (43'11") each floor.**



**Net Internal Area Approx. 699.89m<sup>2</sup> (7,537 ft<sup>2</sup>)**



**PARKING**

Approximately 28/30 parking spaces in total are available with these offices.

This includes the area immediately to the front of the premises and a separate gated car park adjacent to Unit 7.

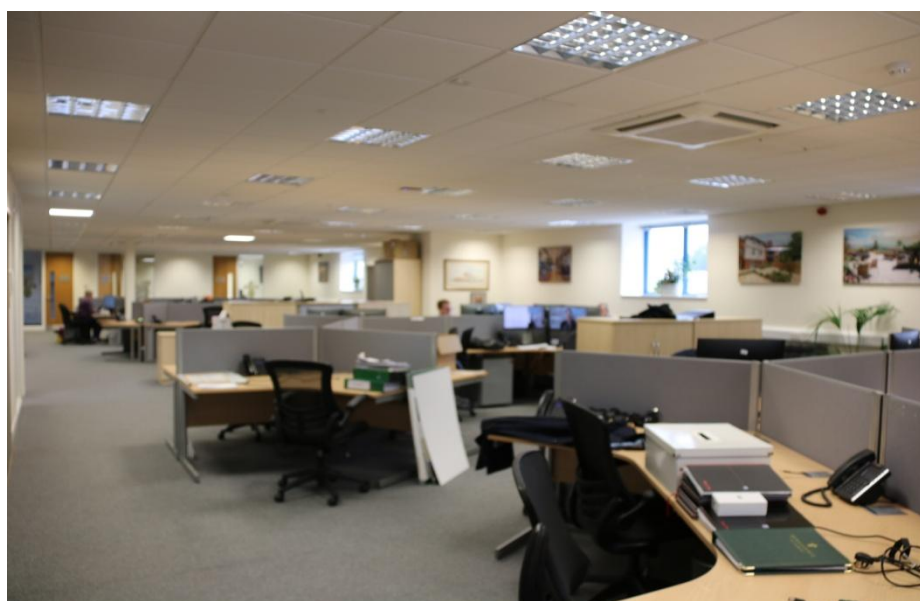
**RENT**

The current passing rent £79,000 per annum exclusive plus £12,000 per annum exclusive for the additional car park.

**LEASES**

Lease assignment of the under-lease dated 28<sup>th</sup> November 2018 and ending 27<sup>th</sup> November 2026

The gated car park is offered by way of a new lease for a term to be agreed at £12,000 per annum.



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- RATES** Rateable Value for Unit 7: £55,000 per annum  
Rates Payable: £27,720 per annum for 2019/20  
(Interested parties are advised to verify these figures with the Local Rating Authority).
- V.A.T.** All rents quoted are subject to V.A.T. at the prevailing rate.
- LEGAL COSTS** Each party to be responsible for own legal costs incurred in this transaction.
- VIEWING** By confirmed appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: C**



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

