

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MODERN OFFICES – TO LET

### SUITE 2 - 2,313ft<sup>2</sup>

### *ENDEAVOUR HOUSE, CROW ARCH LANE, RINGWOOD. BH24 1PN*

#### LOCATION

Endeavour House is 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 and accessible to the A338 dual carriageway to Bournemouth and the South Coast plus the main road to Salisbury in the north.

#### DESCRIPTION

These modern purpose built offices are fitted to a high standard and the available space provides flexible but mainly open plan accommodation.

There is an impressive entrance to the offices with a resident facilities manager on site plus a communal meeting/social area with vending machine and supplies including refrigerator, dish washer etc. Access to the first floor is by way of stairs or fitted lift.

#### **Suite 2 - Approx. 214.89m (2,313 ft<sup>2</sup>) - ground floor**

The offices have air conditioning, double glazing, suspended ceilings with office lighting, fully carpeted, raised floors, shower facilities etc.



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**PARKING**

9 parking spaces

Additional parking available at Endeavour Business Park.



**RENT**

£13 per square foot per annum plus V.A.T. based on the above area.  
Rent is payable quarterly in advance by bankers order.

**SERVICE CHARGE**

A service charge of £8.50 per square foot per annum plus V.A.T. based on the above areas payable, on account, and this covers all external and communal internal repairs, decoration etc., including office cleaning, toilets, lift maintenance, security system repairs and maintenance including CCTV, fire assessments and extinguisher checks, water and sewerage charges, electricity/gas charges, building insurance etc.

**LEASE TERMS**

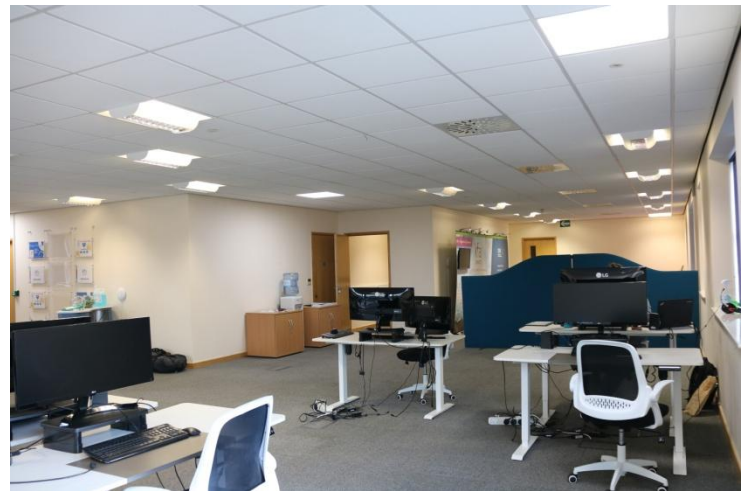
New internal repairing only leases are available, the duration of which is subject to negotiation.

**LEGAL COSTS**

Each party to be responsible for own legal costs.

**DEPOSIT**

A deposit maybe required but a photographic schedule of condition will be prepared at the commencement of the term and the premises must be returned in a similar condition.



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**RATES**

Rateable Value: £22,500.00  
This is not the amount payable.

(Interested parties are advised to verify these figures with the Local Rating Authority).



**VIEWING**

By confirmed appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: C & D**

