

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MODERN OFFICES – TO LET

1,590 ft<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

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

Impressive entrance to the offices with resident facilities manager on site plus a communal meeting/social area with vending machines with supplies and including refrigerator, dish washer etc.

#### ACCOMMODATION **Suite 3 – Approx. 147.71m<sup>2</sup> (1,590 ft<sup>2</sup>) – ground floor**

The offices have air conditioning, double glazing, suspended ceilings some with sensor operated office lighting, fully carpeted, raised floors.



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**PARKING**

Suite 3 – 6 allocated parking spaces



**RENT**

Suite 3 – £21,465 plus VAT per annum

£13.50 per ft<sup>2</sup> per annum, plus VAT

**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**

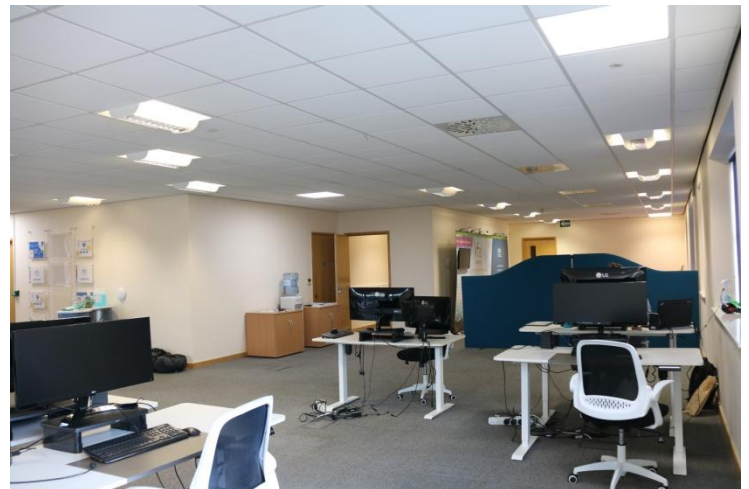
New internal repairing only lease is available, the duration of which is subject to negotiation.

**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** Suite 3 - Rateable Value: £20,500 (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**

