

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN OFFICES – TO LET

1,502 ft2; 1,590 ft2 & 1,907 ft2

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. Access to the first floor by way of stairs or lift.

ACCOMMODATION Suite 1 - Approx. 139.54m² (1,502 ft²) - ground floor Suite 3 – Approx. 147.71m² (1,590 ft²) – ground floor Suite 4 – Approx. 177.16m² (1,907 ft²) – first floor

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



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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.



PARKING Suite 1 – 7 allocated parking spaces Suite 3 – 6 allocated parking spaces Suite 4 – 9 allocated parking spaces

RENT Suite $1 - \pounds 20,277$ plus VAT per annum Suite $3 - \pounds 21,465$ plus VAT per annum Suite $4 - \pounds 25,744.50$ plus VAT per annum

£13.50 per ft² per annum, plus VAT

- **SERVICE** 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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RATESSuite 1 - Subject to re-assessment
Suite 3 - Rateable Value: £20,500 (This is not the amount payable.)Suite 4 - Rateable Value: £23,500 (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