

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL UNIT TO LET

HIGHLY VISIBLE CORNER LOCATION

*UNIT 22, ENDEAVOUR BUSINESS PARK, CROW ARCH LANE,
RINGWOOD. BH24 1SF*

LOCATION

The Endeavour Business Park is situated on the southern side of the market town of Ringwood, ideally located due to its close proximity to the A31 dual carriageway to Southampton and the motorway network to London. It is also accessible to the A338 dual carriageway to Bournemouth and the South Coast plus the main road to Salisbury in the north.

DESCRIPTION

This highly visible corner unit is fitted to a good standard and provides all modern appointments.

- Overall area 194.72m² (2,096ft²) plus mezzanine 68.65m² (739ft²)
- Electric Roller Shutter Door 4.5m wide x 2.9m high (14'9" x 9'7")
- Gas heating with radiators
- Suspended Ceiling to part
- Air conditioning to be installed to first floor office
- Fitted Kitchen
- Toilet Facilities, male & female.
- Office mezzanine (21.83m² 235ft²)
- Works mezzanine (46.82m² 504ft²)



**Total Floor Area Approx. 263m² (2,835 ft²)
194.72m² (2,096 ft²) plus Mezzanine 68.65m² (739 ft²)**

PARKING	4 dedicated parking spaces outside the unit.
RENT	£22,500 per annum plus V.A.T. exclusive of outgoings.
LEASE TERMS	A new repairing and insuring lease is available, the duration of which is subject to negotiation.



SERVICE CHARGE	As is customary on business parks there is a service charge payable for maintenance of estate roads and landscaping, general signage, security gate entry system with electric gates, cameras, estate lighting etc.
RATES	Rateable Value: £15,000
DEPOSIT	A deposit equal to three months rent to be held by the landlord for the duration of the lease and payable upon completion.
VIEWING	By appointment only please through the agents.
DIRECTIONS	From the roundabout by the main Ringwood car park, leave by Mansfield Road, signposted Market Place. Upon reaching the mini roundabout, leave by the first exit into Christchurch Road. Continue to the next roundabout, leave this by the first exit into Castleman Way proceeding towards the far end, then turn right into Crow Arch Lane. After a few hundred yards, turn left into Endeavour Business Park and the front of Unit 22 forms the left hand corner at the front.

ENERGY PERFORMANCE ASSET RATING: C

