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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

INDUSTRIAL/TRADECOUNTER/ WAREHOUSE TO LET

*UNIT 9-10, 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. Nearby users include Elliotts Builders Merchants, Jayar Car Parts, J & B's Plumbing & Heating Supplies, Economy Hire.

DESCRIPTION A very stylish end terrace unit has just been the subject of complete refurbishment and improvement with an area of offices on the first floor accessed by stairs and a lift.



Total Area Approx. 535.40m² (5,763 ft²) G.I.A.

Cont'd

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.

The accommodation comprises:-

Ground floor	4,114 ft ²	382.20 m ²
1st floor	1,649 ft ²	153.20 m ²
Total	5,763 ft ²	535.40 m ²

5.8m internal eaves height
Electrical loading door 3.6m W x 4.36m H

First Floor

Fully carpeted offices are open plan plus kitchen and mess room. Gas central heating.

OUTSIDE

There are 16 allocated car parking spaces at the unit plus a fully fenced adjoining yard with hard surface.



RENT £55,000 per annum exclusive of V.A.T. and all other outgoings.

LEASE TERMS A new full repairing and insuring lease with periodic upward only open market rent reviews.

SERVICE CHARGE As is customary on business parks there is a service charge payable for maintenance of estate roads and landscaping and other communal facilities.

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DEPOSIT	A deposit equal to one quarters annual rent to be paid on or before completion of the lease and held by the landlord for the duration of the term.
RATES	Rateable value: £40,750
LEGAL COSTS	Each party to be responsible for own legal costs incurred.
VIEWING	By appointment only please through the agents.

ENERGY PERFORMANCE ASSET RATING: B



