

VERWOOD

35 Black Moor Road, BH31

6AT



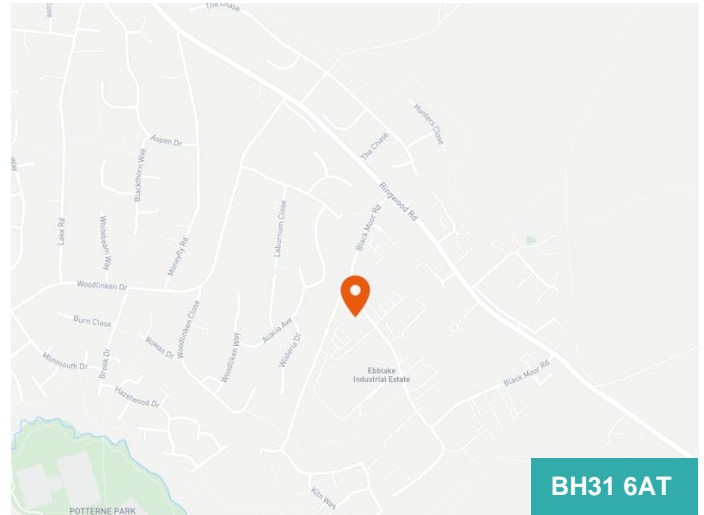
OFFICE TO LET

3,175 TO 17,296 SQ FT

- Excellent on site parking
- Lift
- Carpet tiles
- Raised floors incorporating sockets for power/data/phones
- CAT II lighting (Partial sensor controlled)
- Central heating and partial air conditioning
- Male, female and disabled WC
- Kitchenette

MODERN FIRST FLOOR OFFICE SUITE WITH EXTENSIVE PARKING

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Summary

Available Size	3,175 to 17,296 sq ft
Rent	£50,000 per annum plus VAT
EPC Rating	Upon Enquiry

Location

The Ebblake Industrial Estate is a popular business location situated on the southern outskirts of Verwood adjoining the B3081. Key House is located in a prominent position in the middle of the Estate.

The B3081 links the A31 approximately 3½ miles to the South, and the A31 connects with the national motorway network via the M3 and M27 to the East. Bournemouth is located approximately 12 miles to the South and Southampton approximately 25 miles to the East.

Description

Key House comprises a modern two-storey detached building, surrounding two landscaped courtyards, constructed of cavity brick walls with double-glazed windows under a tiled roof. The available space is on the first floor.

The accommodation is currently laid out with a number of partitioned offices together with a large general office. However, any in-going tenant will have the opportunity to reconfigure the layout. The accommodation also includes a separate dedicated server room.

Terms

ALL INCLUSIVE RENT/RATES & SERVICE CHARGE

Rent on application.

This rent will include the following costs:-

- * Service charges for common parts and external maintenance
- * Heating
- * Electricity
- * Buildings Insurance
- * Business Rates

Costs not included are:-

- * Internal maintenance and decoration
- * Telecoms and IT

Tenure

A new inclusive lease will be granted for a term of years to be agreed.



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