



6 MONTHS RENT FREE AVAILABLE - STC

**SUITE 1 ENDEAVOUR HOUSE, CROW ARCH LANE,
RINGWOOD, BH24 1HP**

OFFICE TO LET

1,502 SQ FT (139.54 SQ M)



Summary

TO LET - MODERN OFFICE SUITE IN RINGWOOD

Available Size	1,502 sq ft
Rent	£20,250 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£24,750 (from 1.4.23)
Service Charge	£8.50 per sq ft
EPC Rating	A (21)

- Modern office suite
- Allocated car parking spaces
- Communal kitchen and breakout area
- Only 0.8 miles from Ringwood town centre
- Air Conditioning
- 24/7 Access



Location

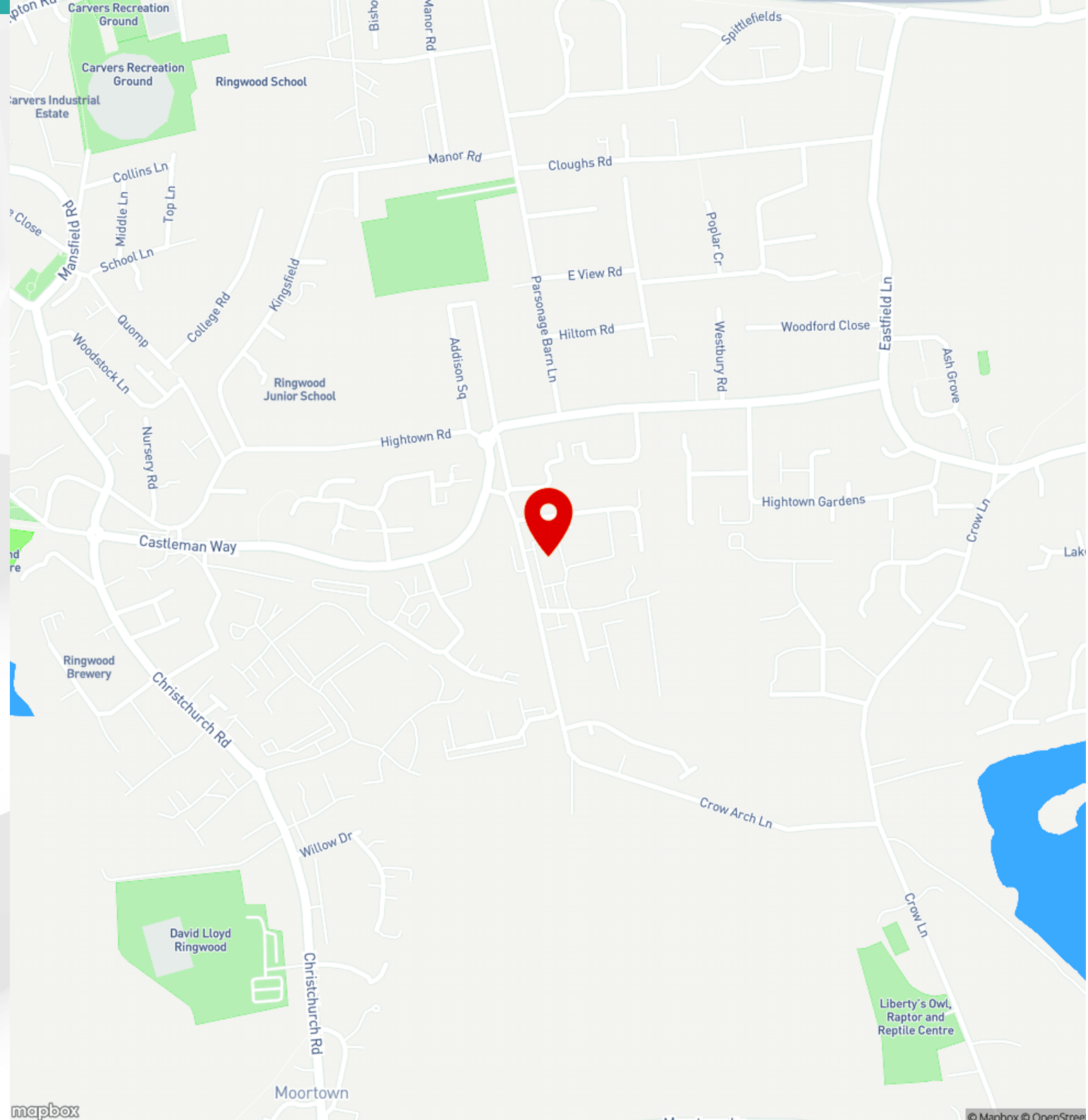


Suite 1 Endeavour House
Crow Arch Lane, Ringwood,
BH24 1HP

Endeavour House is located on Crow Arch Lane which is accessed from Castleman Way.

Approximately 0.8 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

Access to the A31 is approximately 0.9 miles distant from the premises, which provides links to the M27/M3 motorway networks.





Further Details

Description

Endeavour House is a purpose-built office building of brick construction under a tiled roof.

Suite 1 is located on the ground floor and is predominantly open plan with 2 meeting rooms, store room and reception / waiting area.

Specification

The suite benefits from the following specification:

- Carpet
- LED Lighting
- Suspended Ceiling
- Double Glazed Windows
- Blinds (to part)
- Communal kitchen/ breakout area
- Communal Male, Female and Disabled WCs
- Manned Reception

Terms

Available by way of a new effective full repairing and insuring lease incorporating periodic upward only, open market rent reviews.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

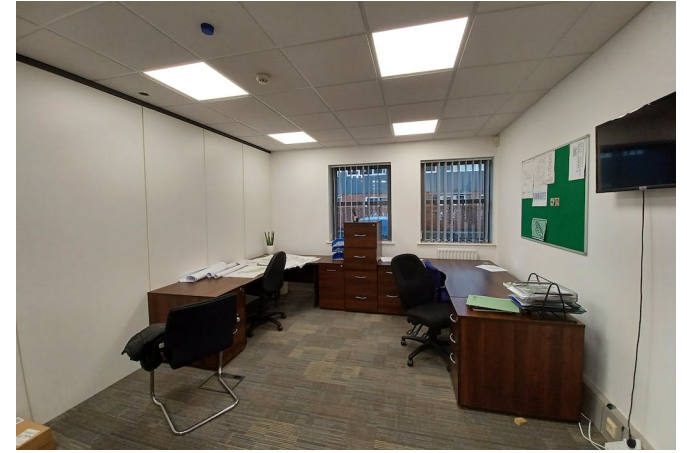
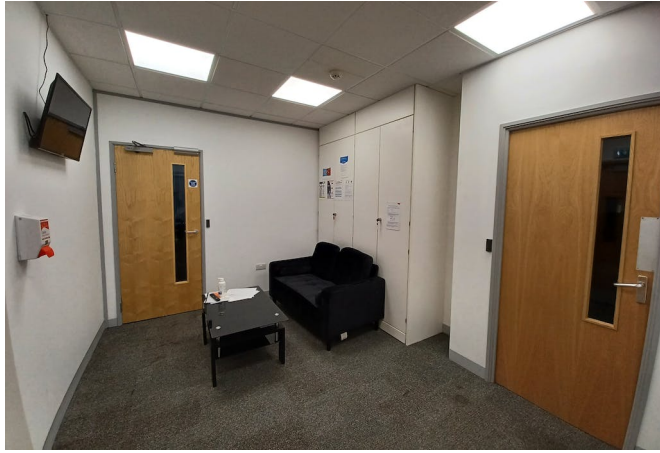
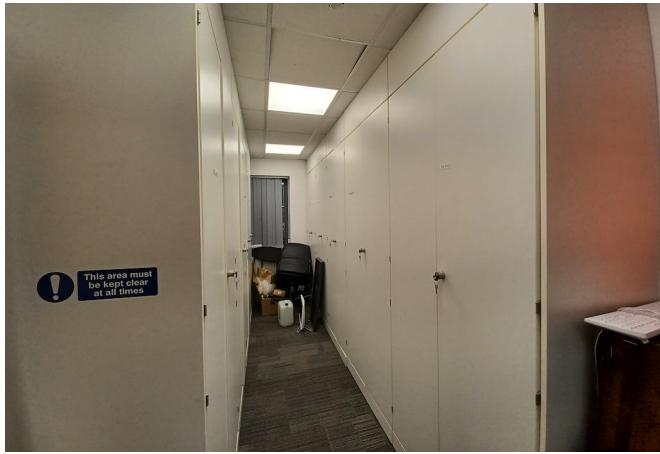
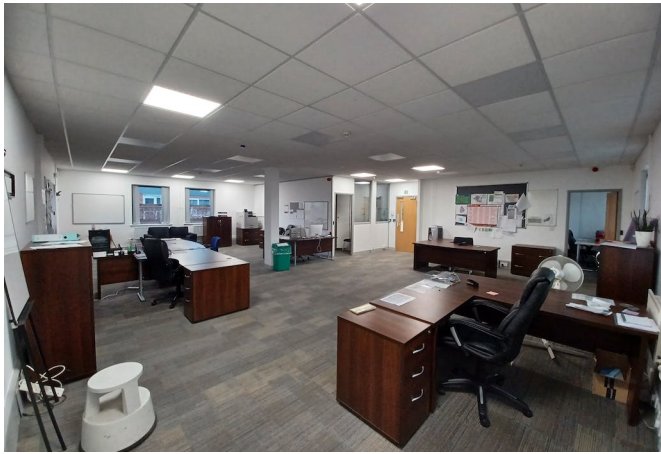
Anti-Money Laundering

In accordance with the above requirements, we need two forms of identification from the tenant together with evidence/proof identifying the source of funds.

Service Charge

The service charge is currently budgeted at approximately £8.50 per sq ft and includes the following:

- Cleaning and window cleaning
- Landscaping
- Emergency Lighting Test/EICR
- Door maintenance
- Fire extinguishers and intruder alarm/CCTV/Fire Alarm Maintenance
- Sanitary Provisions and consumables
- Key holding
- Lift Maintenance
- Repairs and Maintenance to building
- Water and Sewerage
- B T Telecom (communal areas only)
- Facilities management, receptionist on main desk
- Light, heating and power and refuse
- Break out room and vending machine with free drinks vend





Enquiries & Viewings



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