



RENT INCENTIVES AVAILABLE (STT)

UNIT 1 ENDEAVOUR BUSINESS PARK, RINGWOOD, BH24 1SF

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET
2,533 SQ FT (235.32 SQ M)



Summary

TO LET - END OF TERRACE INDUSTRIAL/WAREHOUSE PREMISES

Available Size	2,533 sq ft
Rent	£27,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£16,750 from 1.4.23
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (120)

- End of terrace
- Internal eaves height of approximately 6.15m
- Approximately 1 mile from the A31
- 6 car parking spaces



Location



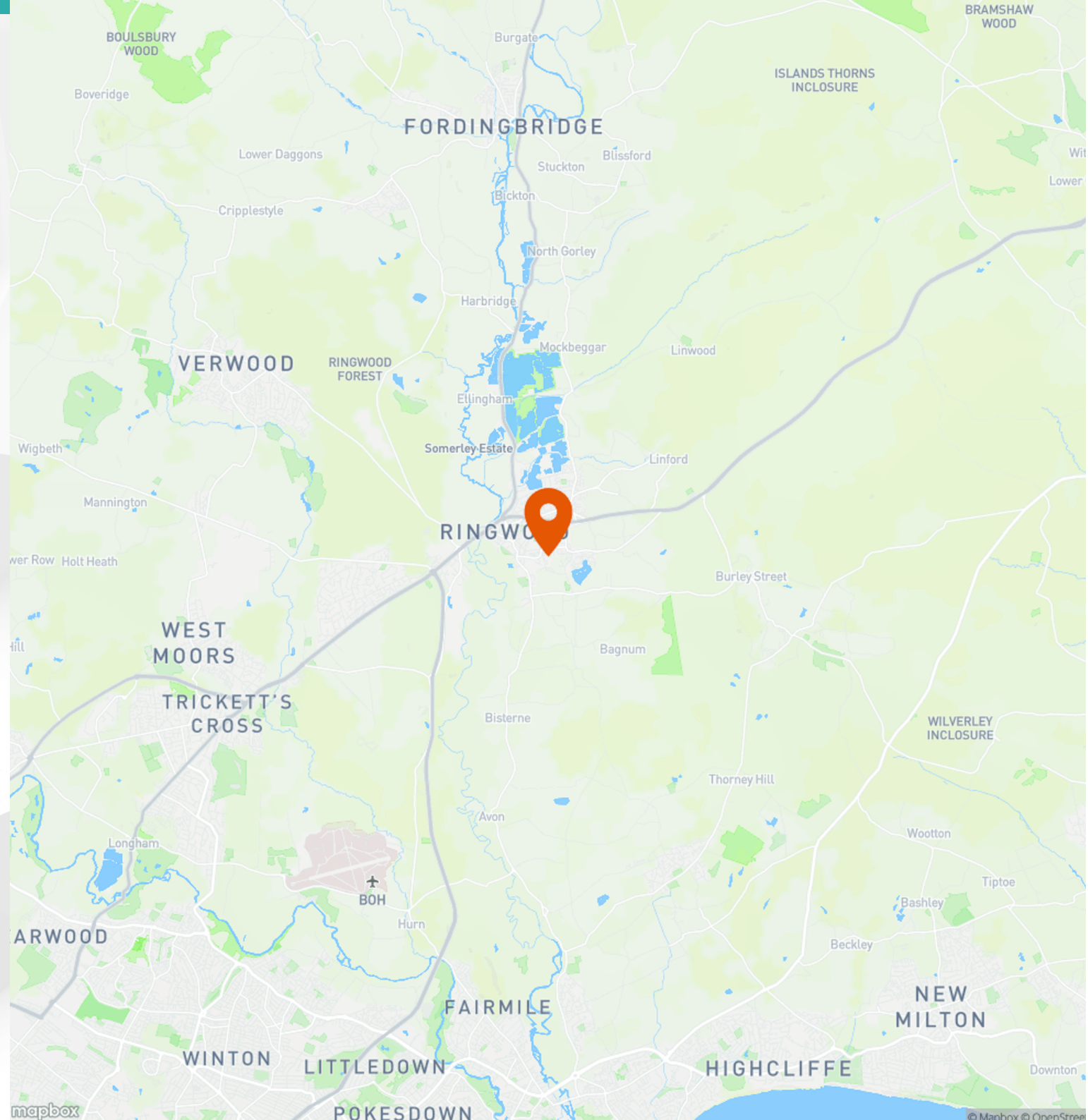
Unit 1 Endeavour Business Park, Ringwood, BH24 1SF

Unit 1 Endeavour Business Park is located on Crow Arch Lane which is accessed from Castleman Way.

The unit is located approximately 0.8 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

Nearby occupiers include J&Bs Plumbing and Heating, Jayar Car Parts, UK Baby Centre, Economy Hire, Ringwood Tile Superstore, and Elliotts.

Access to the A31 is approximately 1 mile distant from the premises, which provides links to the M27/M3 motorway networks.





Further Details

Description

Unit 1 is an end of terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper front elevations and side and rear elevations, with a pitched steel roof incorporating daylight panels. The internal eaves height is approx. 6.15m. The roller shutter door measures approx. 4m W x 3.9m T. 3 phase electricity and gas is available.

Internally, there is lighting, kitchenette and unisex WCs. Externally, there are 6 allocated parking spaces and block paved forecourt.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,533	235.32
Total	2,533	235.32

Rent

£27,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

Terms

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

Viewings

Via Joint Agents:

Vail Williams

Ben Duly - 07771 542132

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Bryony Thompson - 07741 145629

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and

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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.

Legal Costs

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



Enquiries & Viewings



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