



ALL INCLUSIVE RENT

35 BLACK MOOR ROAD, VERWOOD, BH31 6AT

OFFICE TO LET

1,000 TO 17,296 SQ FT (92.90 TO 1,606.85 SQ M)



Summary

MODERN FIRST FLOOR OFFICE SUITE WITH EXTENSIVE PARKING

Available Size	1,000 to 17,296 sq ft
Rent	Rent on application
EPC Rating	Upon enquiry

- 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



Location



35 Black Moor Road, Ebblake Industrial Estate, Verwood, BH31 6AT

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.





Further Details

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.

[Please note, CGI photos below represent potential tenant fitout]

Rent / Rates / Service Charge

This rent will include the following costs:- Service charges for common parts and external maintenance, heating, electricity, buildings Insurance and business rates .

Costs not included are internal maintenance and decoration and telecoms and IT.

Rent

Rent quoted is exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

CGI

Any photos watermarked 'CGI' are potential tenant fit-outs.

Property Measurement Standard

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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