

TO LET
OFFICE SUITE WITH BESPOKE FITOUTS AVAILABLE
1,590 SQ FT // 148 SQ M



BUSINESS SPACE



ENDEAVOUR HOUSE

CROW ARCH LANE, RINGWOOD, HAMPSHIRE, BH24 1HP

SUMMARY >

- MODERN OFFICE SUITE
- 1,590 SQ FT
- ALLOCATED PARKING SPACES
- USE OF SHARED BREAK OUT AREA

RENT: £13.50 PER SQ FT PER ANNUM EXCL.



REF:
o22768

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EXAMPLE OF A REFURBISHED SUITE

Location

Endeavour House is located on Crow Arch Lane and is approximately 1 mile distant from Ringwood Town Centre and the A31 which provides access to the motorway networks.

Ringwood Town Centre benefits from a number of retail and restaurant facilities.

Description

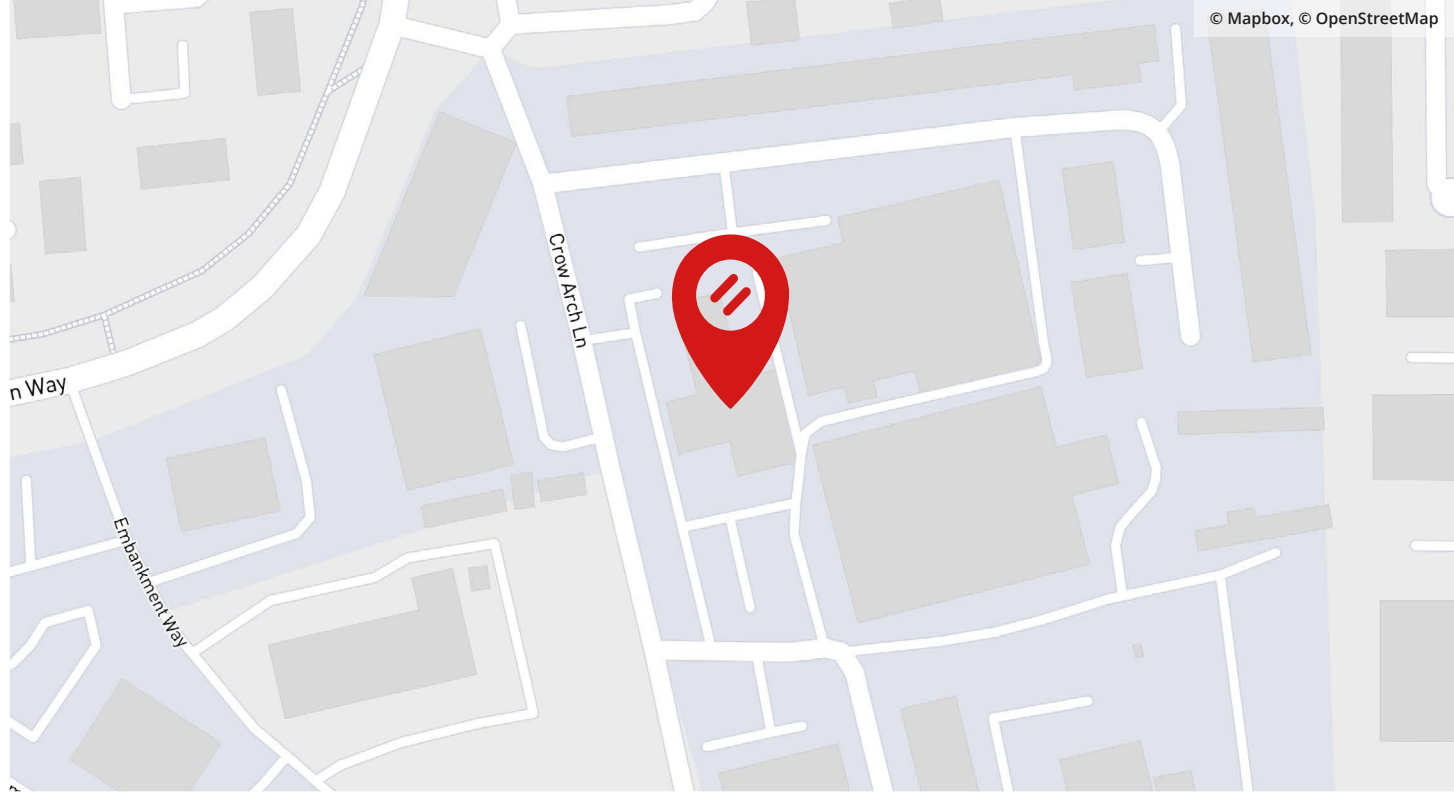
Endeavour House is a two storey office building with brick elevations under a pitched and tiled roof constructed in two phases. There is a shared entrance leading to the reception area where the Facilities Manager is based. There are shared WC facilities and a communal break out area providing kitchenette facilities and a coffee vending machine.

The suite is predominantly open plan with 2 meeting rooms, store room, and teapoint area and can be fitted out to requirements (subject to terms).

The suites benefit from the following specification:

- Carpets
- Suspended ceiling
- Lighting
- Central heating
- Blinds
- Double glazed windows
- Raises floors
- Communal break out area/kitchenette
- Air conditioning

Externally, there are allocated parking spaces.



SUITE 3



Accommodation

Suite	Sq M	Sq Ft	Rent per annum	Business Rates	EPC
3	148	1,590	£21,465	£20,500 (from 1.4.23)	TBC

Rents

The above rents are exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Lease

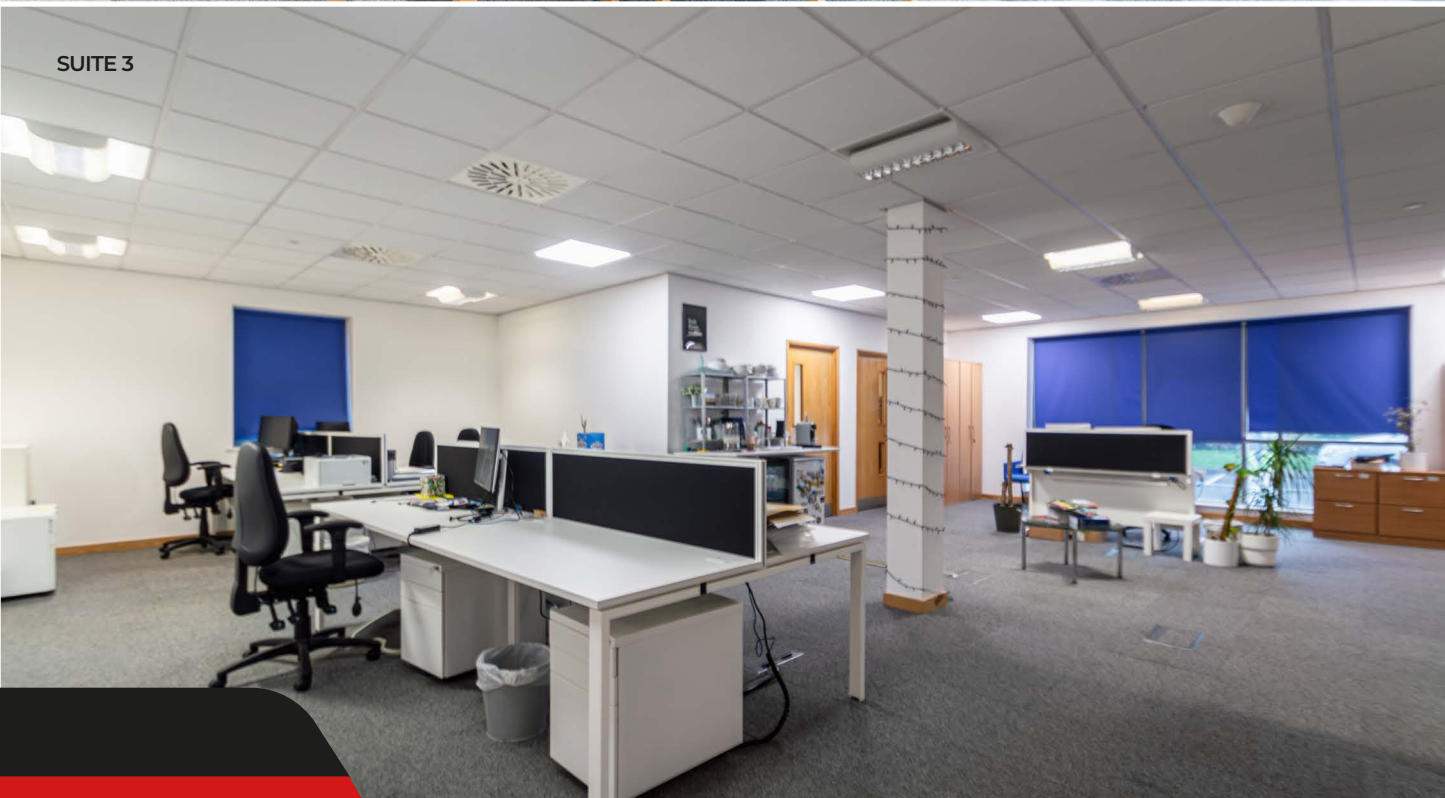
The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep, maintenance and management of the communal areas and external parts of the building, this is currently budgeted at approximately £8.25 per sq ft. The service charge also includes the utilities for the suite. We would therefore urge all parties to make further enquiries.



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.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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Viewing

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. **STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.** Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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COMMUNAL BREAK OUT AREA



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