

VERWOOD

35 Black Moor Road, BH31
6AT



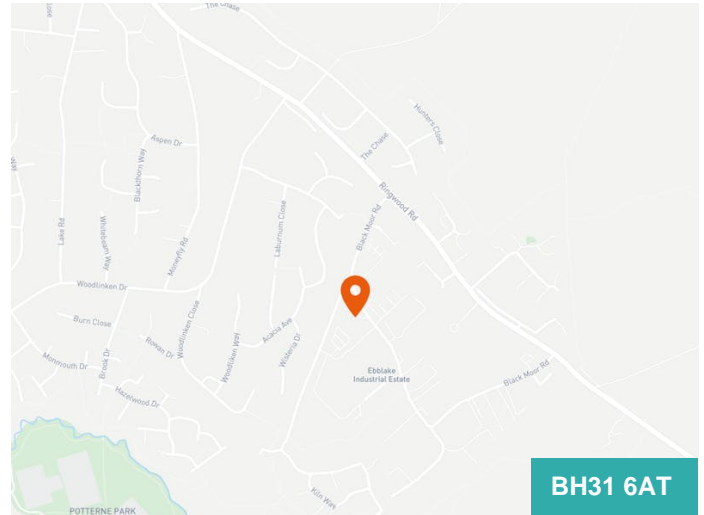
OFFICE TO LET

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

vailwilliams.com



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.



David Cowling
01202 558 262
07740 611 100
dcowling@vailwilliams.com



Russell Mogridge
02392203200
07815 737175
rmogridge@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 22/08/2025



