



6 MONTHS RENT FREE AVAILABLE - STC

**SUITE 7 ENDEAVOUR HOUSE, CROW ARCH LANE,  
RINGWOOD, BH24 1HP**

OFFICE TO LET

1,753 SQ FT (162.86 SQ M)



# Summary

## TO LET - MODERN OFFICE SUITE IN RINGWOOD

**Available Size** 1,753 sq ft

**Rent** £23,750 per annum  
Exclusive of VAT

**Business Rates** N/A

**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
- Kitchenette
- 24/7 Access



# Location

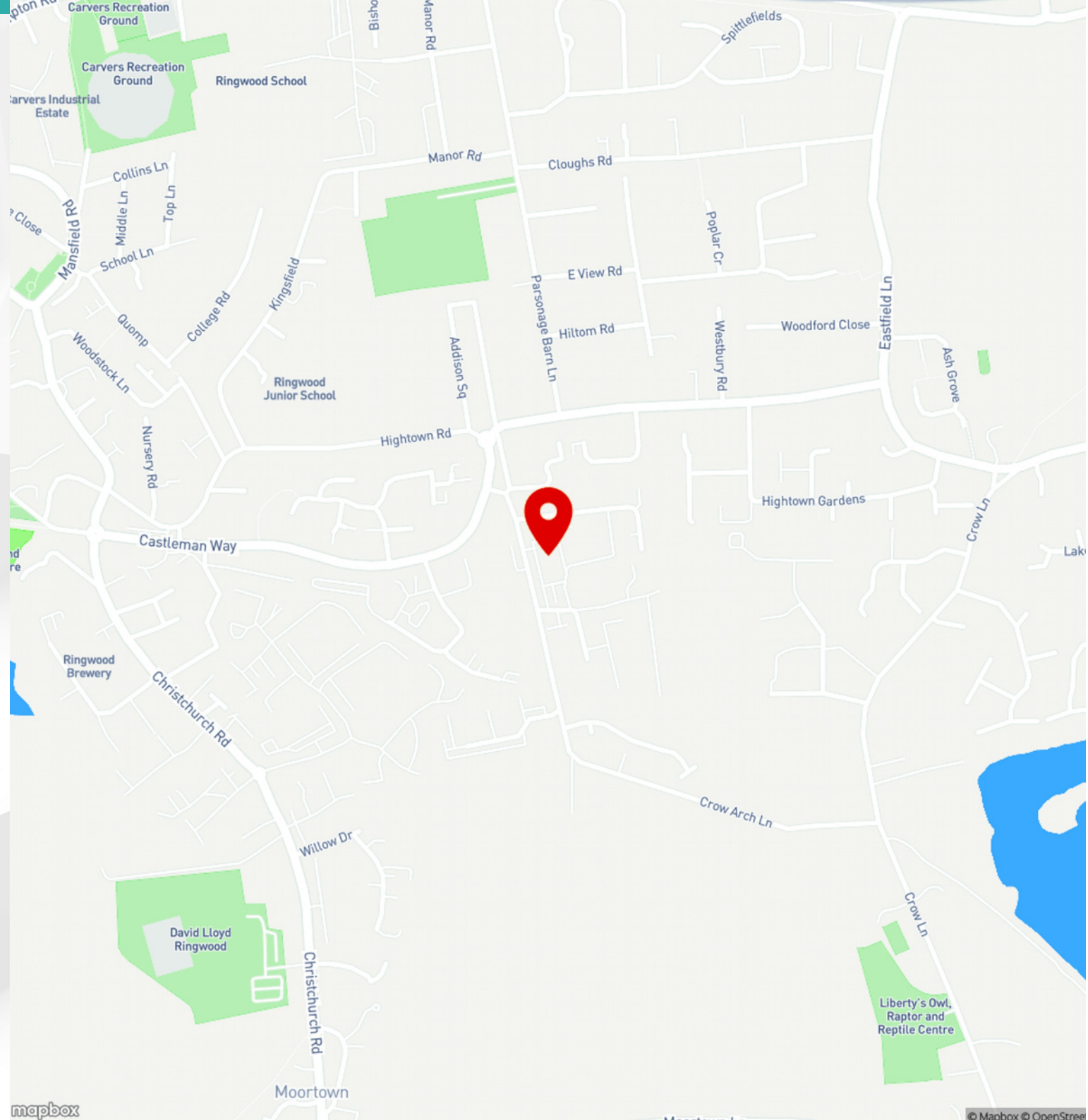


**Suite 7 Endeavour House**  
**Crow Arch Lane, Ringwood,**  
**BH24 1HP**

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 7 is located on the second floor and is currently arranged as an open plan office with 3 meeting rooms, server room and kitchenette.

## Specification

The suite benefits from the following specification:

- New Carpet
- LED Lighting
- Suspended Ceiling
- New Kitchenette
- Double Glazed Windows
- Blinds (to part)
- Raised Floors
- 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.



# Further Details

## 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
- Window cleaning
- Landscaping
- Emergency Lighting Test/EICR
- Door maintenance
- Fire extinguishers
- Intruder alarm/CCTV/Fire Alarm Maintenance
- Sanitary Provisions
- Key holding
- Lift Maintenance
- Repairs and Maintenance to building
- Consumables
- Refuse
- Water and Sewerage
- B T Telecom (communal areas only)





## Enquiries & Viewings

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