



**UNIT 21 ENDEAVOUR BUSINESS PARK, CROW ARCH  
LANE, RINGWOOD, BH24 1SF**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,408 SQ FT (130.81 SQ M)**



# Summary

## TO LET – INDUSTRIAL / WAREHOUSE

<b>Available Size</b>	1,408 sq ft
<b>Rent</b>	£14,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	B (41)

- 1,408 sq ft Industrial / Warehouse unit
- Allocated Parking
- 3.1m internal eaves height
- Only 0.8 miles from Ringwood Town Centre



# Location

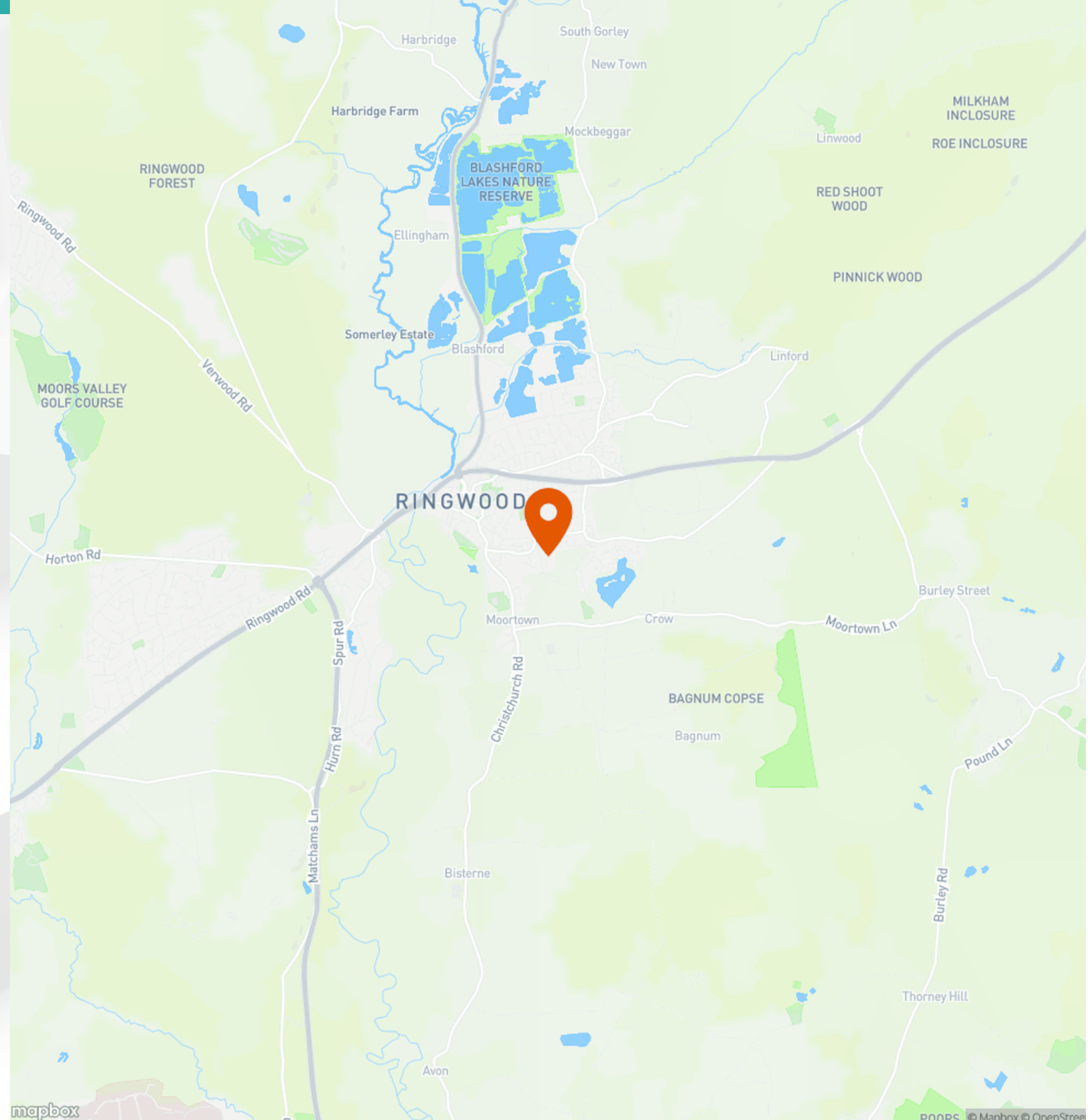


**Unit 21 Endeavour Business  
Park Crow Arch Lane,  
Ringwood, BH24 1SF**

Unit 21 Endeavour Business Park is located on Crow Arch Lane which is accessed from Castleman Way.

It is located 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

22 Endeavour forms part of a detached building which has been split with blockwork walls to provide a number of units.

The premises benefit from the following specification:

- Concrete Floor
- Daylight Panels
- LED lighting
- Up and over loading door measuring 4.3m W x 2.9m H
- Personnel Door
- UPVC Window in front elevation

Externally, there are allocated car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 21	1,408	130.81	Available
<b>Total</b>	<b>1,408</b>	<b>130.81</b>	

## Viewings

Strictly by appointment through the sole agent.

## Lease Terms

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

## Legal Costs

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

## 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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