



**UNITS 9-10 ENDEAVOUR BUSINESS PARK, CROW ARCH
LANE, RINGWOOD, BH24 1SF**

TRADE COUNTER / SHOWROOM / INDUSTRIAL / WAREHOUSE TO LET

5,763 SQ FT (535.40 SQ M)



Summary

TO LET END-TERRACE TRADE COUNTER/ INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES

Available Size	5,763 sq ft
Rent	£65,000.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable monthly in advance.
Rateable Value	£40,750 from 1.4.23
Service Charge	N/A
EPC Rating	B (48)

- 5,763 sq ft GIA
- 16 Parking Spaces
- Gas Central Heating
- Only 0.8 miles from Ringwood Town Centre
- Gated and fenced yard



Location



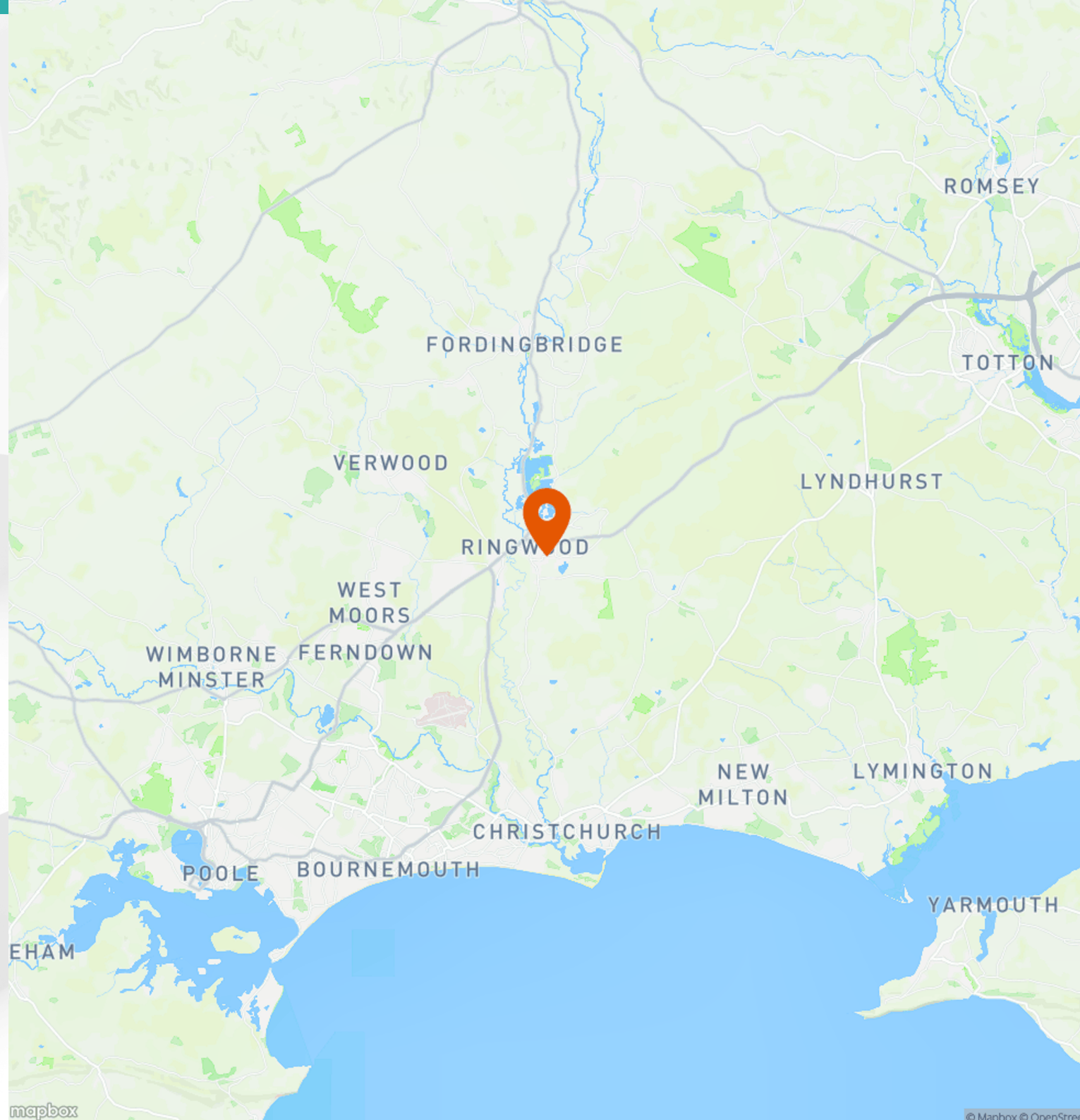
**Units 9-10 Endeavour
Business Park Crow Arch
Lane, Ringwood, BH24 1SF**

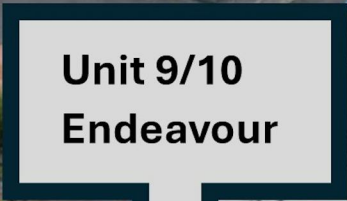
8/9 Endeavour is located on Crow Arch Lane which is accessed from Castleman Way.

The unit is located approximately 0.8 miles distant from Ringwood Town Centre, which benefits from a variety of retail and restaurant facilities.

Nearby occupiers include J&Bs Plumbing and Heating, Jayar Car Parts, UK Baby Centre, Economy Hire, Ringwood Tile Superstore, and Elliotts.

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

Unit 8/9 is an end-terrace unit with a mono pitched steel clad roof incorporating daylight panels with brick and timber clad elevations. The unit benefits from warehouses at each end and facilities in the middle. The first floor provides offices, break out space and kitchen.

The unit benefits from the following specification:

Ground Floor:

- Concrete Floor
- LED Lights
- Male, Female and Disabled WCs
- Shower Facilities
- Lift
- Central Heating
- 5.8m internal eaves height
- Electrical loading door - 3.6m W x 4.36m H

First Floor:

- Carpeted open plan offices
- Break out room
- Kitchen

The unit has 3 phase electricity and gas.

Externally, there are 16 allocated car parking spaces and a fenced yard with hardcore surface.

Viewings

Strictly by appointment through the sole agent.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,114	382.20	Available
1st	1,649	153.20	Available
Total	5,763	535.40	

Rent

£65,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

Lease Term

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

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 Name the subject case.

Legal Costs

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





Enquiries & Viewings



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