

# TO LET

## Self Contained First Floor Offices

FIRST FLOOR OFFICES, 7 BLACK MOOR ROAD, EBLAKE INDUSTRIAL ESTATE, VERWOOD BH31 6AX

### KEY FEATURES

- Good visibility from estate road
- 3 Parking spaces
- Fitted out to a high specification including air conditioning and LED lighting
- Shower facilities
- Available on a new lease
- Total Net Internal Area – 953 Sq. Ft. (88.57 Sq. M.)



Primmer Olds B-A-S  
43 High Street, Wimborne, Dorset, BH21 1HR  
Enquiries: Call us on 01202 887 555



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## DESCRIPTION

The property is located on the established Ebblake Industrial Estate, which is approximately 3 miles north of the A31 dual carriageway at Ringwood and M27 & M3 motorways, together with the A338 dual carriageway to Bournemouth.

The self contained office accommodation occupies the first floor of an end terrace unit. There is a separate entrance to the rear of the property which provides access to the first floor accommodation and benefits from the following specification:

- Carpets
- Suspended ceiling
- Lighting
- Air conditioning to part
- Perimeter trunking
- Male and female WCs
- Shower facilities
- Electric heaters
- UPVC double glazed windows
- Kitchenette

Parking is available for 3 cars

Additional car park short distance from the industrial estate

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £9,600 per annum exclusive of rates, VAT (if applicable) and all other outgoings and service charge.

The lease will incorporate upwards only rent reviews every 3 years.

Primmer Olds BAS can offer the use of a standard in-house tenancy document for lettings of up to 6 years at a cost of £500 (Plus VAT) to the incoming tenant.

## ACCOMMODATION

| Floor Areas         | Sq Ft | Sq M  |
|---------------------|-------|-------|
| Reception Area      | 185   | 17.23 |
| Boardroom           | 141   | 13.19 |
| Office 1            | 312   | 28.99 |
| Office 2            | 83    | 7.78  |
| Office 3            | 82    | 7.66  |
| Office 4            | 150   | 13.91 |
| Total Internal Area | 953   | 88.76 |

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## RATES

Rateable Value £11,500

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating C60



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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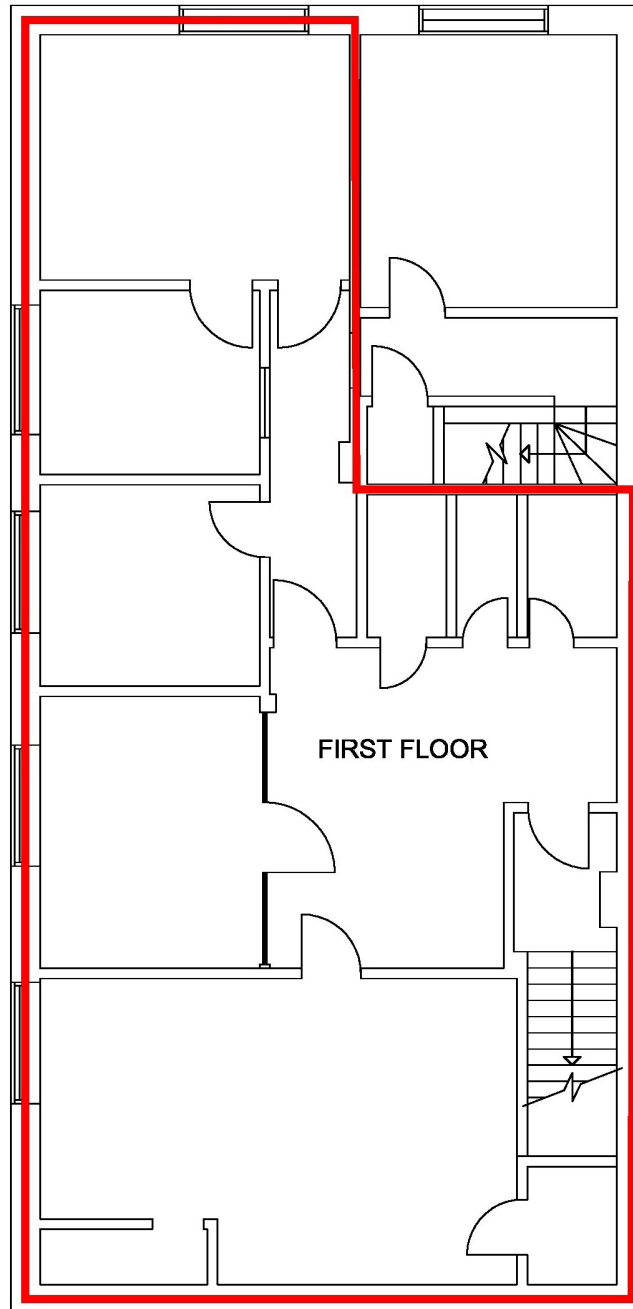
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Not to scale



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