



Primmer Olds **BAS**

TO LET

Self Contained First Floor Offices

FIRST FLOOR OFFICES, 7 BLACK MOOR ROAD, EBBLAKE 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 at £9,000 per annum
- Total Net Internal Area – 953 Sq. Ft. (88.57 Sq. M.)
- 3 Months Rent Free Incentive (subject to terms)



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



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

FIRST FLOOR OFFICES, 7 BLACK MOOR ROAD

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 £9,000 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 £550 (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

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559



Clare Julian
Surveying Executive
cjulan@primmeroldsbas.co.uk
01202 887 555

.....

FIRST FLOOR OFFICES, 7 BLACK MOOR ROAD

.....



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559



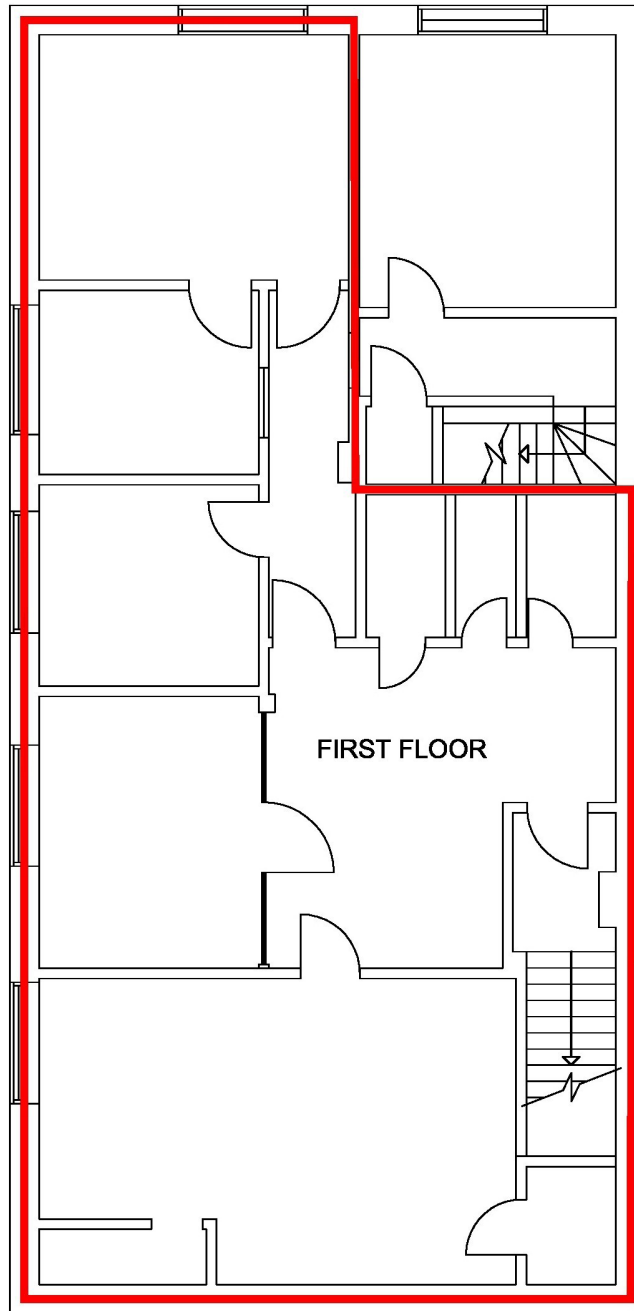
Clare Julyan
Surveying Executive
cjulyan@primmeroldsbas.co.uk
01202 887 555

.....

FIRST FLOOR OFFICES, 7 BLACK MOOR ROAD

.....

Not to scale



VIEWING & FURTHER INFORMATION CALL US ON 01202 887 555



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559



Clare Julyan
Surveying Executive
cjulyan@primmeroldsbas.co.uk
01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.