



RENT INCENTIVES AVAILABLE (STT)

# UNIT 1 ENDEAVOUR BUSINESS PARK, RINGWOOD, BH24 1SF

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET  
2,533 SQ FT (235.32 SQ M)



# Summary

## TO LET - END OF TERRACE INDUSTRIAL/WAREHOUSE PREMISES

<b>Available Size</b>	2,533 sq ft
<b>Rent</b>	£27,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Rateable Value</b>	£16,750 from 1.4.23
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (120)

- End of terrace
- Internal eaves height of approximately 6.15m
- Approximately 1 mile from the A31
- 6 car parking spaces



# Location



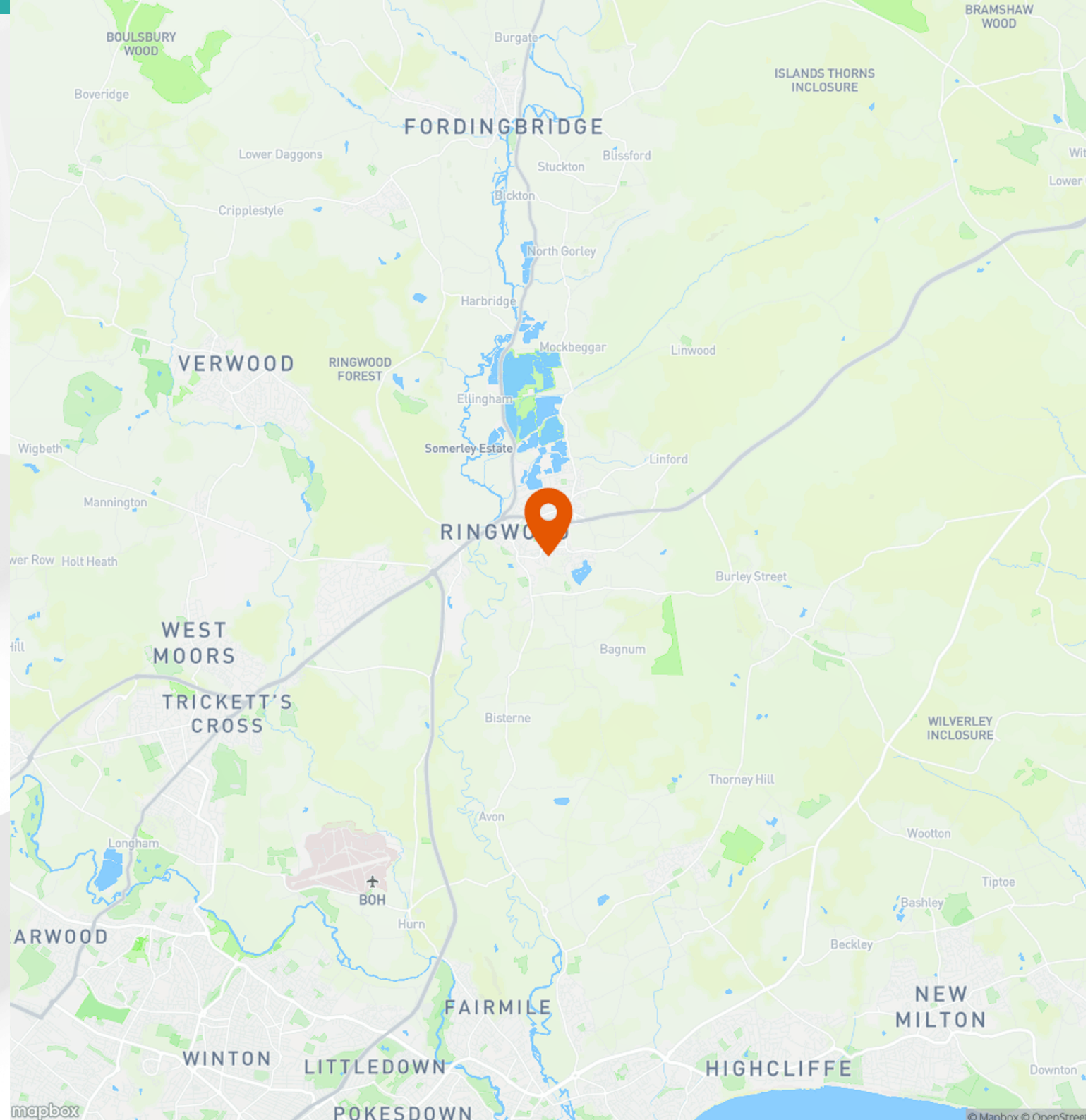
**Unit 1 Endeavour Business Park, Ringwood, BH24 1SF**

Unit 1 Endeavour Business Park 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 1 mile distant from the premises, which provides links to the M27/M3 motorway networks.





# Further Details

## Description

Unit 1 is an end of terrace industrial premises of brick outer, blockwork inner wall construction with steel cladding to the upper front elevations and side and rear elevations, with a pitched steel roof incorporating daylight panels. The internal eaves height is approx. 6.15m. The roller shutter door measures approx. 4m W x 3.9m T. 3 phase electricity and gas is available.

Internally, there is lighting, kitchenette and unisex WCs. Externally, there are 6 allocated parking spaces and block paved forecourt.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,533	235.32
<b>Total</b>	<b>2,533</b>	<b>235.32</b>

## Rent

£27,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.

## Terms

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

## Viewings

Via Joint Agents:

Vail Williams

Ben Duly - 07771 542132

bduly@vailwilliams.com

Bryony Thompson - 07741 145629

bthompson@vailwilliams.com

and

Goadsby

Joe Holderness

joseph.holderness@goadsby.com

07879 7435387

## 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.

## Legal Costs

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



## Enquiries & Viewings



**Ben Duly**

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