



Commercial Property & Land Agents Surveyors & Town Planners

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FOR SALE/TO LET DETACHED, SELF-CONTAINED OFFICE WITH EXCELLENT PARKING

Logic House, 31 Black Moor Road, Ebblake Industrial Estate,
Verwood, BH31 6BB



- Total approx. area of 320.1 sq m (3,445 sq ft)
- Two storey, self-contained office building
- Detached property occupying a prominent corner position
- Extensively refurbished and modernised infrastructure

LOCATION

Logic House is located in a prominent position in the middle of the Ebblake Industrial Estate on the corner of Black Moor Road and Brunel Close.

The Ebblake Industrial Estate is a popular business location situated on the southern outskirts of Verwood with immediate access from B3081 Ringwood Road.

B3081 Ringwood Road provides access to the main A31 dual carriageway which is approx. three miles to the south and connects with the M27 motorway.

DESCRIPTION

The property comprises a detached, two storey, self-contained office with brick elevations under a flat roof. The property has the benefit of small landscaped areas to the front and side which could be redeveloped together with a substantial car park at the rear providing parking for 17 cars.

The property has recently been refurbished to a modern standard with updated IT infrastructure. There is a 9.85KW solar panel system installed on the roof with a Feed in Tariff which substantially reduces operating costs.

The ground floor of the property comprises a large reception area together with 8 individual offices and a strong room which provides secure document storage. There is a separate kitchen and two ground floor toilets. The first floor comprises 10 offices, a store and a further toilet.

The specification of the property comprises the following:-

- Solar panels (9.85KW system) installed with Feed in Tariff
- Suspended ceilings with LED and Cat 2 lighting
- Perimeter trunking providing power and Cat5e networking throughout
- Fibre optic broadband available
- Gas fired heating
- Carpeting
- Intruder Alarm
- L4 Grade Fire Alarm installed
- Paxton Access Control and Telephone Entry systems installed
- CCTV Security cameras
- Secure storage
- Secure IT server room with air-conditioning
- Disabled access
- Double glazed aluminium windows
- 17 parking spaces are provided with the property.



TENURE

The property is available for sale freehold.

Alternatively, the property is also available to let either as a whole or on a floor by floor basis.

PRICE

£450,000 exclusive.

RENT

£35,000 per annum exclusive for the property as a whole.

Alternatively the property is available to rent on a floor by floor basis. Please contact the Agents for further details.

BUSINESS RATES

We are informed that the property has a rateable value of £26,000. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE

The premises has an EPC rating of: B – (50)
A copy of the full report is available on request.

VIEWING

By appointment with the Sole Agent, Sibbett Gregory.

Contact: Jayne Sharman Tel: 01202 661177
jayne@sibbettgregory.com

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.



IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

