

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

GROUND FLOOR OFFICES TO LET

21 HEADLANDS BUSINESS PARK, SALISBURY ROAD RINGWOOD. BH24 3PB

LOCATION

These offices are located on Headlands Business Park just off the A338 Ringwood to Salisbury Road and about half a mile from its junction with the A31 dual carriageway which provides a link to Bournemouth and the south coast and also the M27/M3 to the east. This location to the trunk road system is particularly attractive to business users.

DESCRIPTION

A detached two storey pavilion style purpose-built office building, originally designed as open plan accommodation but currently subdivided with de-mountable partitioning into one large open area and four smaller offices.

Office area approx. 133.78m² (1,440 ft²)

Store 7.43m² (80 ft²)

Kitchen 10.59m² (114 ft²)

Male and female toilet facilities

Features include:-

- Suspended ceiling with lighting units
- Computer Trunking
- Radiator heating
- Electric cooling system
- Fully carpeted



Total Floor area approx. 151.80m² (1,634 ft²)

PARKING	The property benefits from its own private car park and 9 car parking spaces are provided with this office suite.
LEASE	A new 'effective' repairing and insuring lease is available, the duration of which is subject to negotiation. Upward only market rent reviews at three yearly intervals.
RENT	£22,500 per annum exclusive of outgoings and subject to V.A.T.
SERVICE CHARGE	The office suite is to be responsible for 50% of the total charges for the whole building including business rates.
VIEWING	By confirmed appointment only please through the Agents.
DIRECTIONS	Leave Ringwood by the A338 Salisbury Road, then after approximately half a mile, take the second turn on the right into the Headlands Business Park, immediately after the Windmill Filling Station. Turn first right off the feed road and number 21 can be found virtually at the rear of the garage on the corner.

ENERGY PERFORMANCE ASSET RATING: TBA

