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COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

FIRST FLOOR OFFICES TO LET

12 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 that 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 purpose-built office building, originally designed as open plan accommodation but currently sub-divided with de- mountable partitioning into one large open area and several smaller offices.

Recently the subject of considerable upgrading, now providing exceptional space.

Office area approx. 148.54m² (1,600 ft²) Kitchenette/Staff Room Male and female toilet facilities

Features include:-

- Suspended ceiling with inset lighting units
- Computer Trunking
- Air Conditioning
- Gas Central Heating with Radiators
- Fully carpeted



Total Floor area approx. 148.64m² (1,600 ft²)

Messrs Carr & Neave for themselves and for the vendors or lessors of these properties whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Carr & Neave has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to a property.

PARKING	The property benefits from its own private car park and 8 car parking spaces
	are provided with this office suite.

LEASE A new 'effective' repairing and insuring excluded lease is available, the duration of which is subject to negotiation. Upward only market rent reviews at three yearly intervals.

RENT £23,780 per annum exclusive of outgoings and subject to V.A.T.

SERVICE CHARGE The office suite is responsible for 50% of the total charges for the whole building except where services have been separately metered.

DEPOSIT A deposit will be required equal to 3 months rent, payable upon completion and held by the landlord for the lease term.

BUSINESS RATES Rateable value: £21,500 Rates Payable: £10,728.50 for 2020/21

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 first turning on the right into the Headlands Business Park, just before the Windmill Filling Station. The entrance and car park for the offices can be found on the right immediately before the 'T' junction of the road.

ENERGY PERFORMANCE ASSET RATING: C

