

# FOR SALE

## MODERN SELF CONTAINED OFFICE BUILDING

198 SQ M // 2,126 SQ FT

## OF INTEREST TO OWNER OCCUPIERS AND INVESTORS

### 5 LAKESIDE

HEADLANDS BUSINESS PARK  
SALISBURY ROAD, RINGWOOD  
HAMPSHIRE, **BH24 3PB**

AN EXCELLENT OPPORTUNITY  
TO ACQUIRE YOUR OWN  
INCOME PRODUCING OFFICE  
WITH THE BENEFIT OF  
POTENTIAL SPACE FOR  
FUTURE EXPANSION





**5 LAKESIDE** IS A MODERN SELF  
CONTAINED OFFICE BUILDING SITUATED ON  
THE ESTABLISHED & POPULAR **HEADLANDS  
BUSINESS PARK**, APPROXIMATELY 1.5 MILES  
FROM RINGWOOD TOWN CENTRE

## WHOLE BUILDING

- 2,126 sq ft
- 10 allocated car parking spaces

## GROUND FLOOR

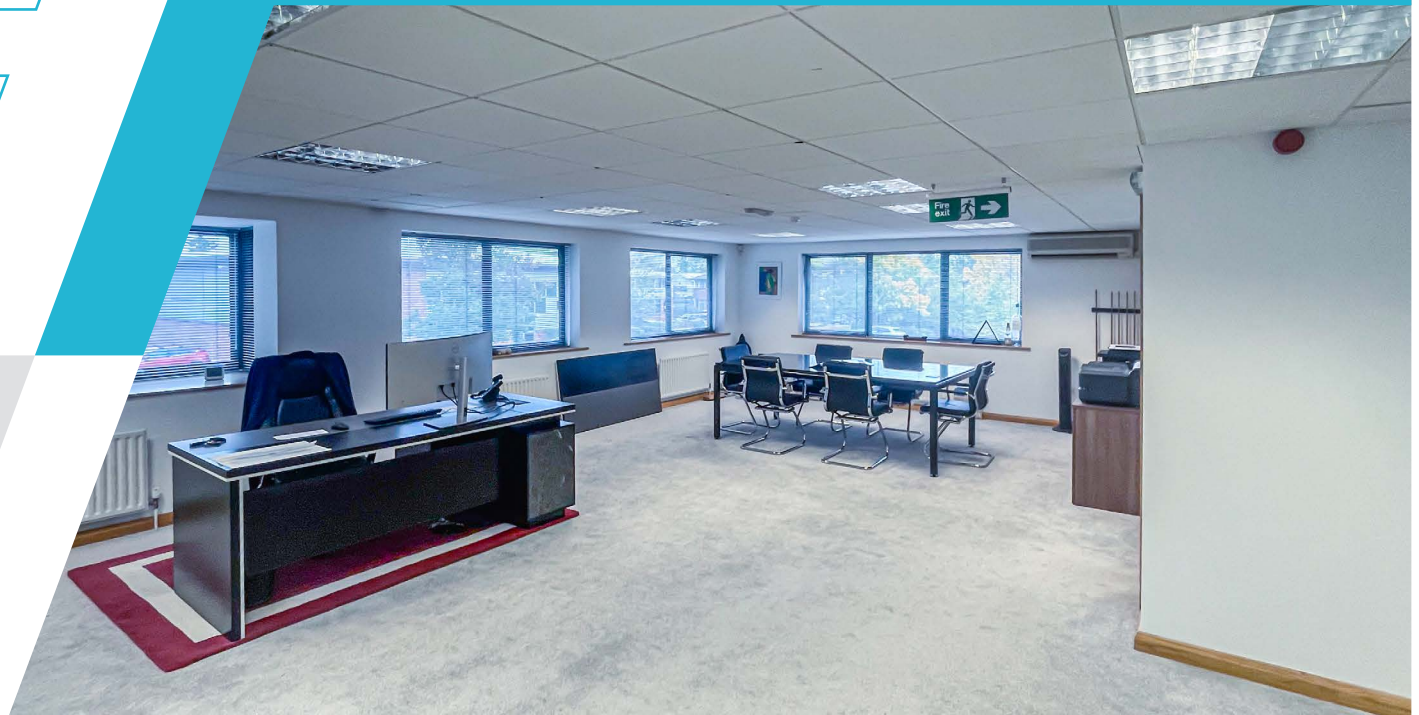
- Occupied by Milln Gate Gosport Developments Ltd on a new 5 year lease
- Income producing: £17,000 pax

## FIRST FLOOR

- Vacant possession

**PRICE:**  
**£450,000** EXCLUSIVE OF VAT

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## LOCATION

The premises are located on Headlands Business Park just off the A338 Ringwood to Salisbury Road approximately half a mile of its junction with the A31 dual carriageway, which provides a dual carriageway link to Bournemouth and also the M27/M3 motorway networks. Ringwood Town Centre is approximately 1.5 miles from the premises.

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## DESCRIPTION

Lakeside is a five unit scheme of modern, two storey office buildings constructed in 1999. The buildings are of brick construction under pitched tiled roofs. 5 Lakeside is end of terrace and the ground floor consists of partitioned offices, a unisex/disabled WC, kitchenette, reception and 2 store rooms. The first floor consists of open plan offices, a unisex WC and kitchenette.

Externally, there is a barrier controlled car-park and the buildings back onto a small lake, making an attractive feature to the location.

## SPECIFICATION

### GROUND FLOOR

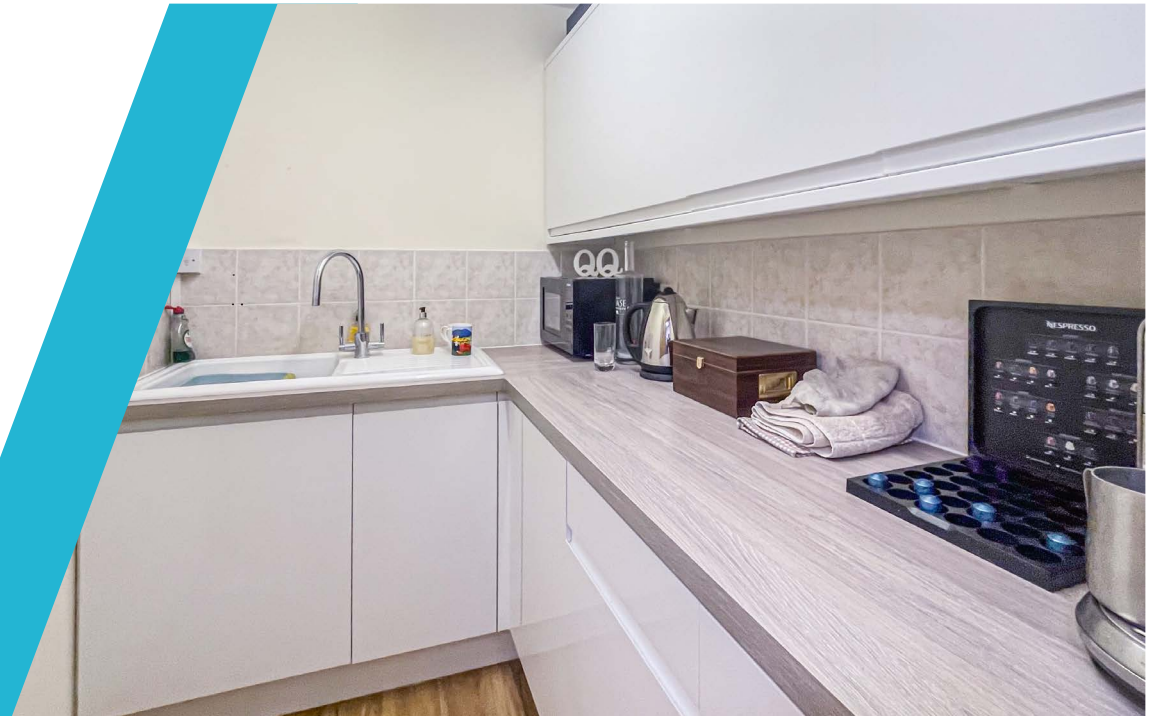
- Reception area
- Unisex WC
- Kitchenette
- 2 store rooms
- 3 partitioned offices
- Intruder & fire alarm
- Air conditioning

### FIRST FLOOR

- Unisex WC
- Kitchen
- Open plan offices
- Air conditioning
- Intruder & fire alarm

## 5 LAKESIDE

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## ACCOMMODATION

5 Lakeside	sq m	sq ft
Ground Floor	98	1,052
First Floor	100	1,074
<b>Total IPMS3 area approximately</b>	<b>198</b>	<b>2,126</b>

The accommodation has been measured in accordance with RICS Property Measurement 2nd Edition.

## RATEABLE VALUES

Ground Floor	£17,500 (from 1.4.23)
First Floor	£18,500 (from 1.4.23)

## PARKING

There are 10 allocated car parking spaces (5 per floor).

## EPC RATING

C - 67

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## TENURE

The unit is secured by way of the remainder of a 250 year lease from 2018, subject to a ground rent of £250 plus VAT per annum.

### LEASE BACK OF GROUND FLOOR

Our client has advised that Milln Gate Gosport Developments Ltd would commit to a new 5 year lease at a rent of £17,500 per annum exclusive, to start from completion.

### FIRST FLOOR

Available with vacant possession.

## PRICE

£450,000 exclusive of VAT.

## LEGAL COSTS

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

## VAT

We have been informed by our client that the premises are currently elected for VAT.

## SERVICE CHARGE

A service charge is payable in respect of the upkeep, maintenance and repair of Lakeside's communal areas. Interested parties are advised to make further enquiries.

## VIEWINGS

Strictly by prior appointment through the joint sole agents, Goadsby and Carr & Neave, through whom all negotiations must be conducted.



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**SIMON NEAVE**

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## 5 LAKESIDE

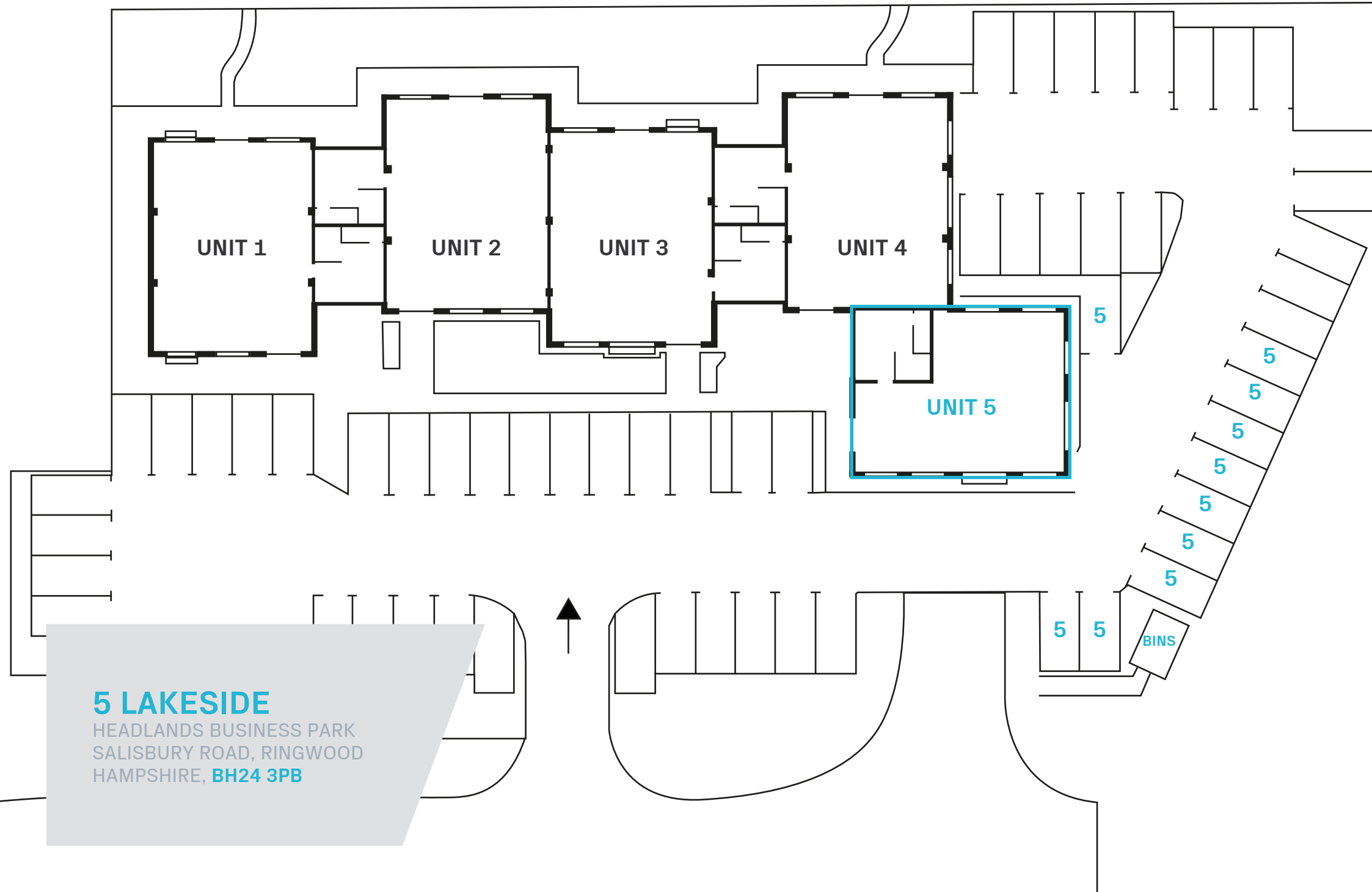
HEADLANDS BUSINESS PARK  
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## IMPORTANT

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



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