

# TO LET

## MODERN SELF CONTAINED FIRST FLOOR OFFICE

100 SQ M // 1,074 SQ FT

### 5 LAKESIDE

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





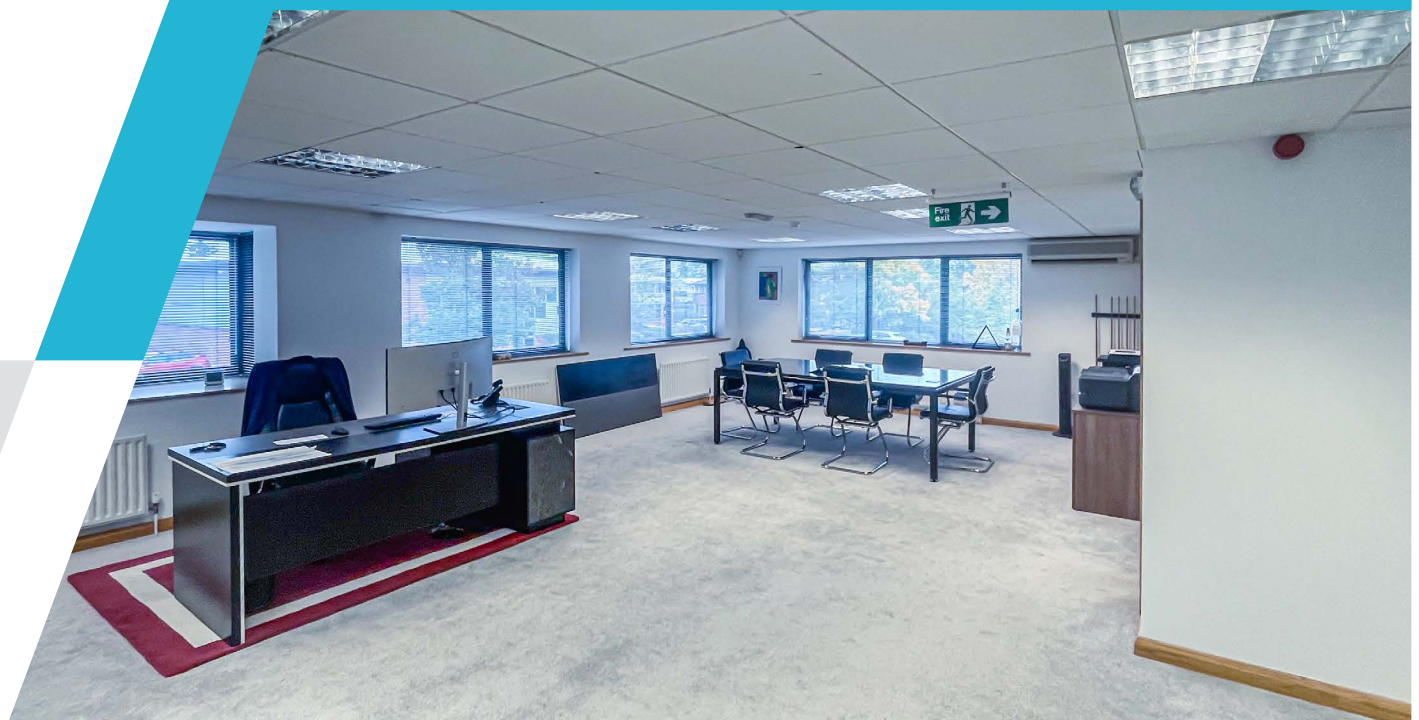
**5 LAKESIDE** IS A MODERN  
SELF CONTAINED OFFICE  
BUILDING SITUATED ON THE  
ESTABLISHED & POPULAR  
**HEADLANDS BUSINESS PARK,**  
APPROXIMATELY 1.5 MILES  
FROM RINGWOOD TOWN CENTRE

- Approx. 1.5 miles from ringwood town centre
- 1,074 sq ft // 100 sq m
- 5 car spaces

**RENT:**  
**£17,000** PER ANNUM EXCLUSIVE

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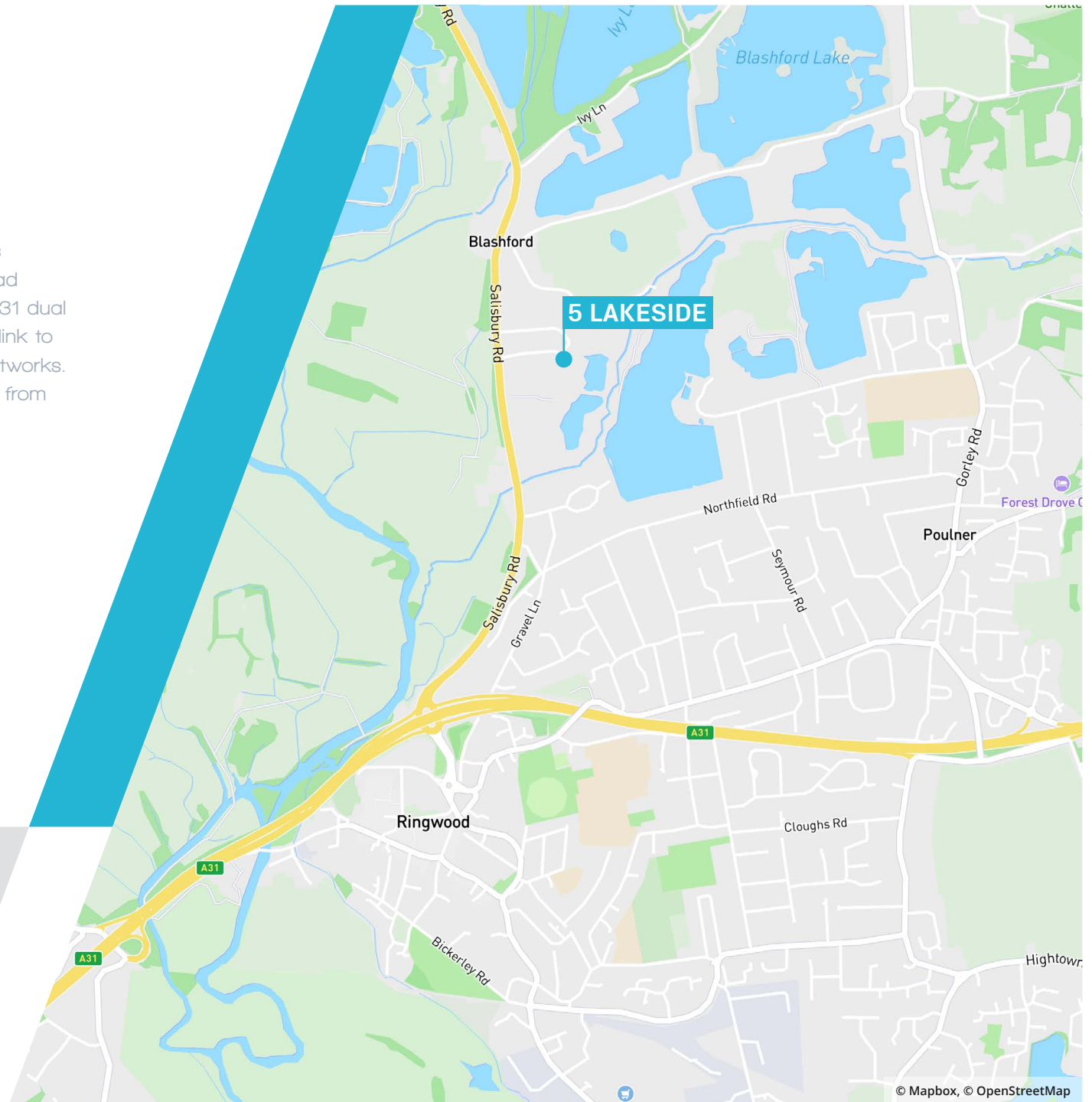


## LOCATION

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 first floor accommodation is an open plan layout with a separate WC and kitchenette. On the ground floor there is a personnel door leading to the first floor and the possibility of a shared reception and/or receptionist or the possibility of an all inclusive rent.

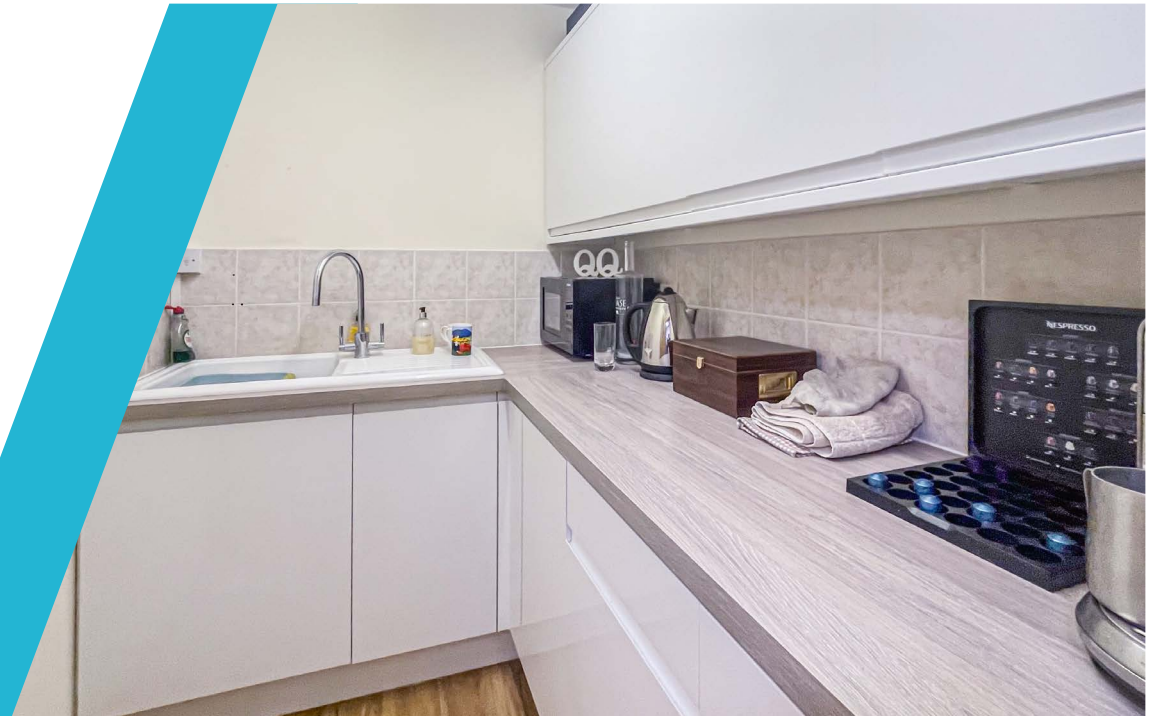
Externally, there is a barrier controlled car-park and the buildings back onto a small lake, making an attractive feature to the location.

## SPECIFICATION

- Air Conditioning
- Carpets
- Suspended Ceilings
- Recessed Lighting
- WC
- Kitchenette
- Gas Central Heating
- Intruder & fire alarm

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## ACCOMMODATION

sq m

sq ft

	sq m	sq ft
First Floor	100	1,074

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

## RATEABLE VALUE

£18,500 (from 1.4.23)

## PARKING

There are 5 allocated car parking spaces.

## EPC RATING

C - 67

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## LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

## RENT

£17,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## 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.



## JOSHUA ADAMSON

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## SIMON NEAVE

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01425 470570

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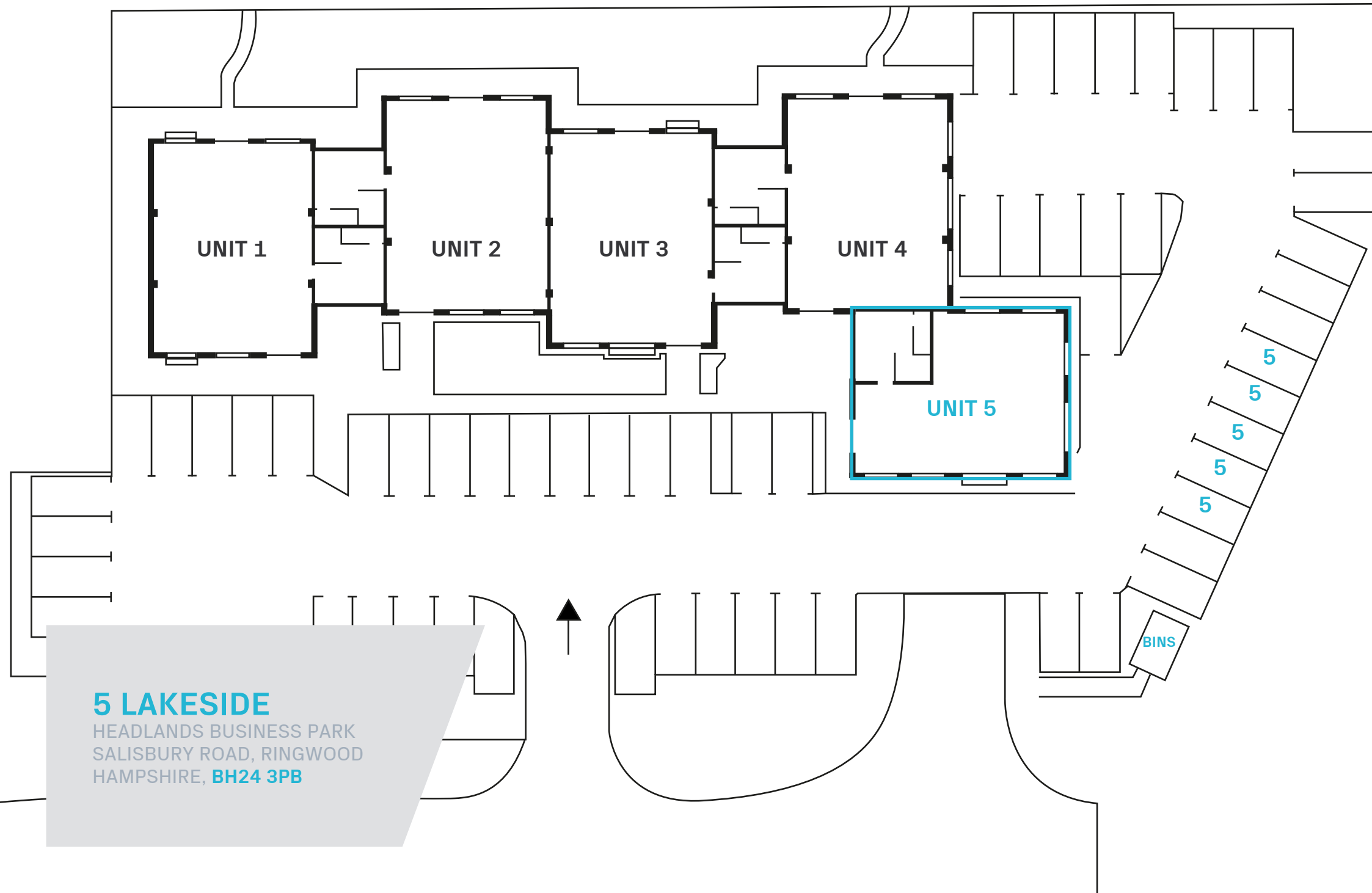
## IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES  
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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