

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

# HIGH QUALITY DETACHED OFFICE BUILDING TO LET (Lease Assignment)

***13 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 'pavilion' style office building, built as open plan offices on both floors but currently sub-divided with demountable partitions providing well appointed bright accommodation with double glazed aluminium framed windows.
ACCOMMODATION	<b>Ground Floor 164m<sup>2</sup> (1,767 ft<sup>2</sup>) First Floor 168m<sup>2</sup> (1,817 ft<sup>2</sup>)</b> <ul style="list-style-type: none"><li>• Shower room/cloakroom</li><li>• Separate male and female cloakrooms</li><li>• Two fitted kitchens with break out areas</li><li>• Fully carpeted</li><li>• Gas central heating and part air conditioning</li><li>• Raised floors</li></ul>



**Total area approx. 333m<sup>2</sup> (3,584 ft<sup>2</sup>)**

PARKING	There are 13 on site car parking spaces.
LEASE	The premises are offered by way of an assignment of an existing 6 year excluded full repairing and insuring lease from February 2024 with a tenant only break clause and rent review in February 2027.
RENT	£38,000 per annum exclusive.
V.A.T.	All figures quoted are exclusive of V.A.T.
SERVICE CHARGE	Premises are often subject to a service charge in respect of the upkeep, management and maintenance of communal parts. We would therefore urge all applicants to make further enquires as to the current service charge costs.
BUSINESS RATES	Rateable value: £55,000 (April 2023)
VIEWING	Strictly by appointment only please through the Agents.

**ENERGY PERFORMANCE ASSET RATING: E**

