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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 Ground Floor 164m² (1,767 ft²)

First Floor 168m² (1,817 ft²)

- Shower room/cloakroom
- Separate male and female cloakrooms
- Two fitted kitchens with break out areas
- Fully carpeted
- Gas central heating and part air conditioning
- Raised floors



Total area approx. 333m² (3,584 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 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





