

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

**HIGH QUALITY DETACHED
OFFICE BUILDING
TO LET**
(By way of 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, largely with open plan offices on both floors 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 chill out areas
 - Fully carpeted
 - Gas central heating and part air conditioning
 - Raised floors



Total area approx. 333m² (3,584 ft²)

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| PARKING | There are 13 on site car parking spaces. |
| LEASE | The premises are offered by way of an assignment from 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

