

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

MODERN SELF CONTAINED FIRST FLOOR OFFICE SUITE TO LET

***5 LAKESIDE, HEADLANDS BUSINESS PARK, SALISBURY
ROAD RINGWOOD. BH24 3PB***

LOCATION These premises are located on Headlands Business Park just off the A338 Ringwood to Salisbury Road and approximately half a mile from the junction A31 trunk road which provides a dual carriageway link to Bournemouth and also M27/M3 motorway networks. Ringwood town centre is approximately 1.5 miles from the premises.

DESCRIPTION Lakeside is a 5 unit scheme modern two storey office building constructed in 1999. Built of brick construction under a pitched tiled roof, 5 Lakeside is an end of terrace and the first floor accommodation is an open plan layout with separate W.C. and kitchenette. Ground floor there is a personal door and stairs providing access,

Features include:

Air conditioning
Carpets
Suspended ceilings

Recessed lighting
Gas central heating
Intruder fire alarm



Accommodation provides 100m² (1074 ft²)

Cont'd

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	The car park is accessed with a barrier control and provides 5 allocated parking spaces.
LEASE	The premises are available to let by way of a new a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.
RENT	£17,000 per annum exclusive of outgoings, service charge and insurance. Rent payable quarterly in advance by bankers order.
V.A.T.	We have been informed by our client that the premises are currently elected for V.A.T.
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 .
BUSINESS RATES	Rateable value: £18,500
VIEWING	Strictly by appointment only please through the Agents.

ENERGY PERFORMANCE ASSET RATING: C

