

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

## MODERN SELF CONTAINED FIRST FLOOR OFFICE SUITE TO LET

***1 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 of modern, two storey office buildings constructed in 1999. Built of brick construction under a pitched tiled roof, 1 Lakeside is an end of terrace and the first floor accommodation is mainly open plan.

Features:-

2 separate office/meeting rooms  
Recessed lighting  
Carpets  
Suspended ceilings

Kitchenette  
Built in Store  
Gas central heating  
Separate toilet with built in shower



**Suite provides approx. 116m<sup>2</sup> (1,250 ft<sup>2</sup>)**

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PARKING	The car park is accessed with a barrier control and provides 6 allocated parking spaces.
LEASE	The premises are available to let by way of a new a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.
RENT	£21,250 per annum exclusive of business rates, V.A.T., service charge, insurance premium, utilities and all other outgoings.
V.A.T.	We have been informed by our client that the premises are currently elected for V.A.T.
SERVICE CHARGE	The tenant of the first floor suite will be responsible for 50% of the costs charged to unit 1 Lakeside.
BUSINESS RATES	Rateable value: £21,250
VIEWING	Strictly by appointment only please through the Agents.

### ENERGY PERFORMANCE ASSET RATING: C



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