Carr & Neave

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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 modern two storey office building 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 but with two separate offices/meeting rooms and kitchenette. Separate W.C. with built in shower. Ground floor there is a personal door and stairs providing access.

Features include:

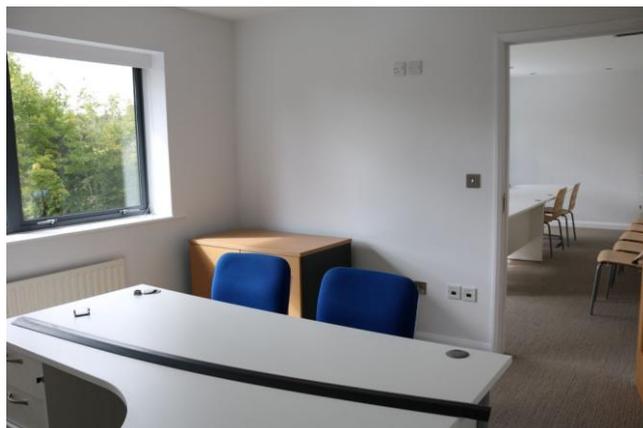|	
Recessed lighting	Built in Store
Carpets	Gas central heating
Suspended ceilings	

Suite provides approx. 116m² (1,250 ft²)

Cont'd ….

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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