



FOR SALE

**MODERN END TERRACE
INDUSTRIAL/WAREHOUSE PREMISES**

2,710 SQ FT (252 SQ M)

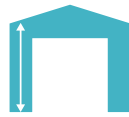
UNIT 7, KINGFISHER PARK, HEADLANDS BUSINESS PARK, RINGWOOD, HANTS BH24 3NX



3 Phase
Electric supply



Gas
Supply



5.9m
Eaves

PRICE:
£525,000 PLUS VAT

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UNIT 7, KINGFISHER PARK

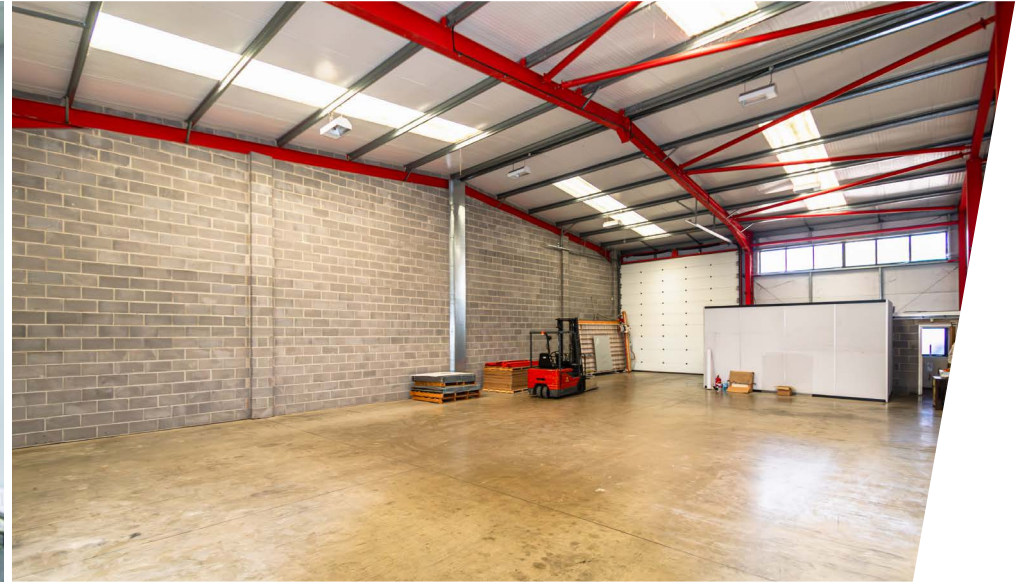


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LOCATION

- Headlands Business Park is situated 0.5 miles north of the A31
- Access to Headlands Business Park is from the A338 Ringwood to Salisbury Road
- Kingfisher Park is located at the rear of Headlands Business Park



DESCRIPTION

- Brick outer, blockwork inner wall construction
- Microrib cladding to upper elevations
- Pitched insulated steel clad roof incorporating daylight panels
- Steel portal frame
- Internal eaves height 5.9m
- Double glazed windows at ground and first floor level
- Power floated concrete ground floor
- Electric sectional up and over loading door – 4.45m wide x 5m high
- 3 phase electricity and gas
- Halogen lights
- WC
- 5 car spaces upon tarmacadam forecourts
- Concrete loading apron

ACCOMMODATION

	sq m	sq ft
Total gross internal area approximately	252	2,710

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

PRICE

£525,000 plus VAT.

EPC RATING

D - 92

RATEABLE VALUE

£30,500 (from 1.4.26)



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LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

VIEWINGS

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



JOSHUA ADAMSON

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IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.