

# TO LET

**MODERN FIRST FLOOR OFFICE SUITE  
WITH 6 CAR-PARKING SPACES**

**1,250 SQ FT // 116 SQ M**



**BUSINESS SPACE**

**goadsby**

**FIRST FLOOR, 1 LAKESIDE**

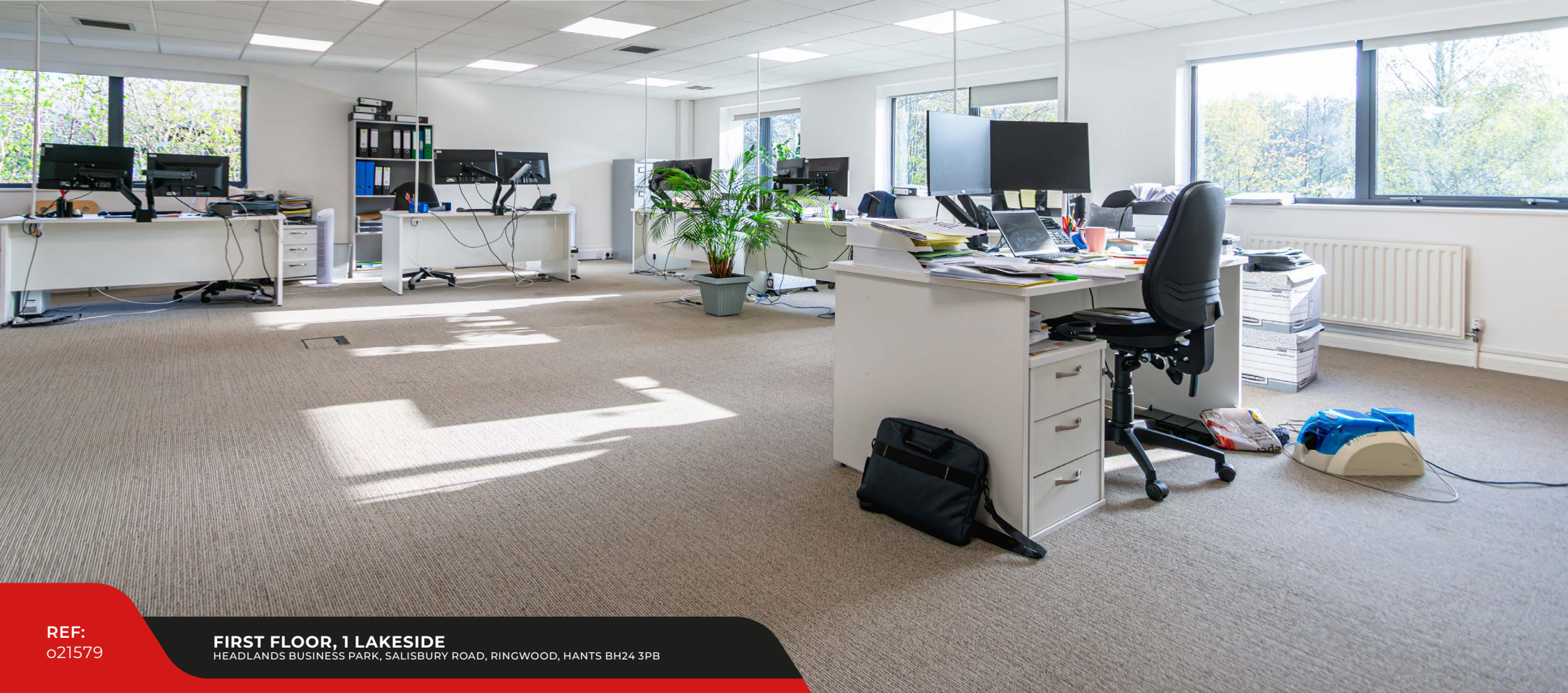
HEADLANDS BUSINESS PARK, SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB



## SUMMARY >

- FIRST FLOOR SUITE
- APPROXIMATELY 1,250 SQ FT
- 6 ALLOCATED CAR-PARKING SPACES
- APPROXIMATELY 0.8 MILES FROM THE A31 AND 1.3 MILES FROM RINGWOOD TOWN CENTRE
- AVAILABLE BY WAY OF A NEW LEASE

**RENT: £21,250** PER ANNUM EXCL. OF VAT & ALL OUTGOINGS



REF:  
o21579

**FIRST FLOOR, 1 LAKESIDE**  
HEADLANDS BUSINESS PARK, SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB

↑ To Salisbury/  
Fordingbridge

A338

HEADLANDS BUSINESS PARK

SALISBURY ROAD

HEADLANDS BUSINESS PARK

KINGFISHER BUSINESS PARK

↓ To Ringwood  
M27/M3/London

1 Lakeside

## Location

The premises are located on Headlands Business Park just off the A338 approximately 0.8 miles from its junction with the A31 dual carriageway, which provides links to Bournemouth and the M27/M3 motorway networks. Ringwood Town Centre is approximately 1.3 miles from the premises and provides amenities such as:

## Amenities

Waitrose Sainsbury's <sup>CAFFÈ</sup> NERO

 Santander  NatWest PREZZO Boston Tea Party

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**FIRST FLOOR, 1 LAKESIDE**  
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## Description

Lakeside is a 5 unit scheme of modern, two storey office units with brick elevations under pitched roofs. Unit 1 is end of terrace and the first floor has the following features:

- Predominantly open plan
- 2 separate offices/meeting rooms
- Kitchenette
- WC and shower
- Carpets
- Suspended ceiling
- Recessed lighting
- Gas central heating
- Store

## Accommodation

The suite extends to approximately  
**116 sq m // 1,250 sq ft**

## Lease

The suite is available to let by way of 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, VAT, service charge, insurance premium, utilities and all other outgoings.

## Estate Service Charge/Utilities/ Buildings Insurance

The tenant of the first floor suite will be responsible for 50% of the costs relating to Unit 1.





## Rateable Value

Offices - £21,250 (from 1.4.23)

## EPC Rating

C - 64

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## 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.

## Viewing

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



### James Edwards

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### Joseph Holderness

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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.





## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

[goadsby.com](https://goadsby.com)