

**FOR SALE/TO LET**

**HIGH QUALITY, TWO STOREY OFFICES  
UNDERGOING REFURBISHMENT**

**237 - 474 SQ M // 2,545 - 5,095 SQ FT**

**EXCELLENT CAR PARKING 1:182 SQ FT**



BUSINESS SPACE

goadsby

**2 AND 3 LAKESIDE**

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



## SUMMARY >

TWO HIGH QUALITY OFFICE BUILDINGS SITUATED ON HEADLANDS BUSINESS PARK, RINGWOOD APPROXIMATELY 0.8 MILES FROM THE A31. THE BUILDINGS ARE BEING REFURBISHED TO A HIGH STANDARD AND ARE AVAILABLE INDIVIDUALLY OR TOGETHER



REF:  
o330654

**2 AND 3 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

2 & 3 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 in Ringwood Town Centre

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

 Santander  NatWest PREZZO Boston  Tea Party

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## Description

- Lakeside is a 5 unit scheme of modern two storey office buildings constructed in 1999
- The buildings are of brick construction under pitched tiled roofs
- Externally, there is a barrier controlled car-park
- The buildings back onto a small lake making an attractive feature to the location

## Specification

The buildings will be refurbished to include the following:

- New carpets
- New LED lighting
- Redecorated throughout
- Air conditioning (serviced)
- Gas central heating
- New kitchen facilities
- New cloakroom facilities on each floor

## Accommodation

	sq m	sq ft
<b>2 Lakeside</b>		
Ground Floor	117	1,258
First Floor	120	1,290
<b>Total net internal area approx.</b>	<b>237</b>	<b>2,550</b>

<b>3 Lakeside</b>		
Ground Floor	117	1,256
First Floor	120	1,289
<b>Total net internal area approx.</b>	<b>237</b>	<b>2,545</b>

<b>2 &amp; 3 Lakeside</b>		
<b>Total net internal area approx.</b>	<b>474</b>	<b>5,095</b>

## Parking

- 2 Lakeside 14 allocated car-parking spaces  
3 Lakeside 14 allocated car-parking spaces





## Tenure

The premises are available on the following basis:

1. By way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews

OR

2. By way of new 999 year leases, subject to peppercorn ground rents of £250 plus VAT per annum.

## Rents

2 Lakeside	<b>£45,000 per annum exclusive</b>
3 Lakeside	<b>£45,000 per annum exclusive</b>
2 and 3 Lakeside	<b>£90,000 per annum exclusive</b>

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## Prices

2 Lakeside	<b>£525,000 (plus VAT)</b>
3 Lakeside	<b>£525,000 (plus VAT)</b>
2 and 3 Lakeside	<b>£1,050,000 (plus VAT)</b>

## Freehold Interest of Lakeside

Our client owns the freehold interest of the whole development, which is available by way of separate negotiation.

## Rateable Value

The buildings are currently assessed as one hereditament with a rateable value of £86,500 (from 1.4.23)





## EPC Ratings

2 Lakeside      C - 51  
3 Lakeside      B - 50

## Service Charge

A service charge is payable in respect of the maintenance and repair of Lakeside's common parts. Interested parties are advised to make further enquiries.

## 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.



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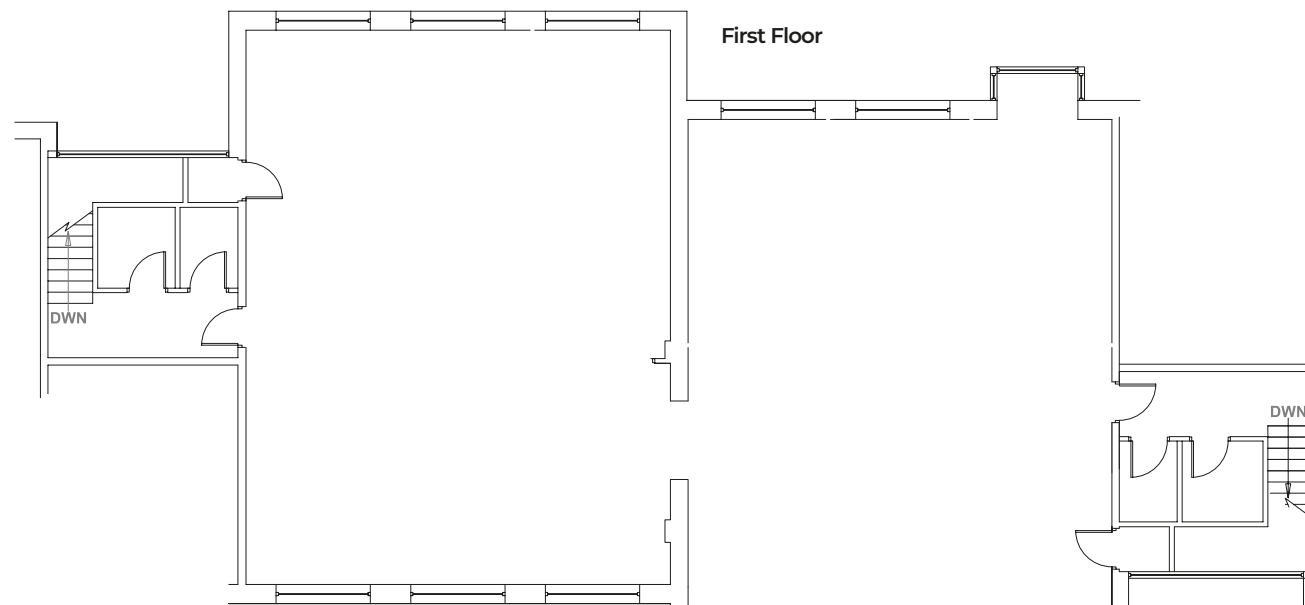


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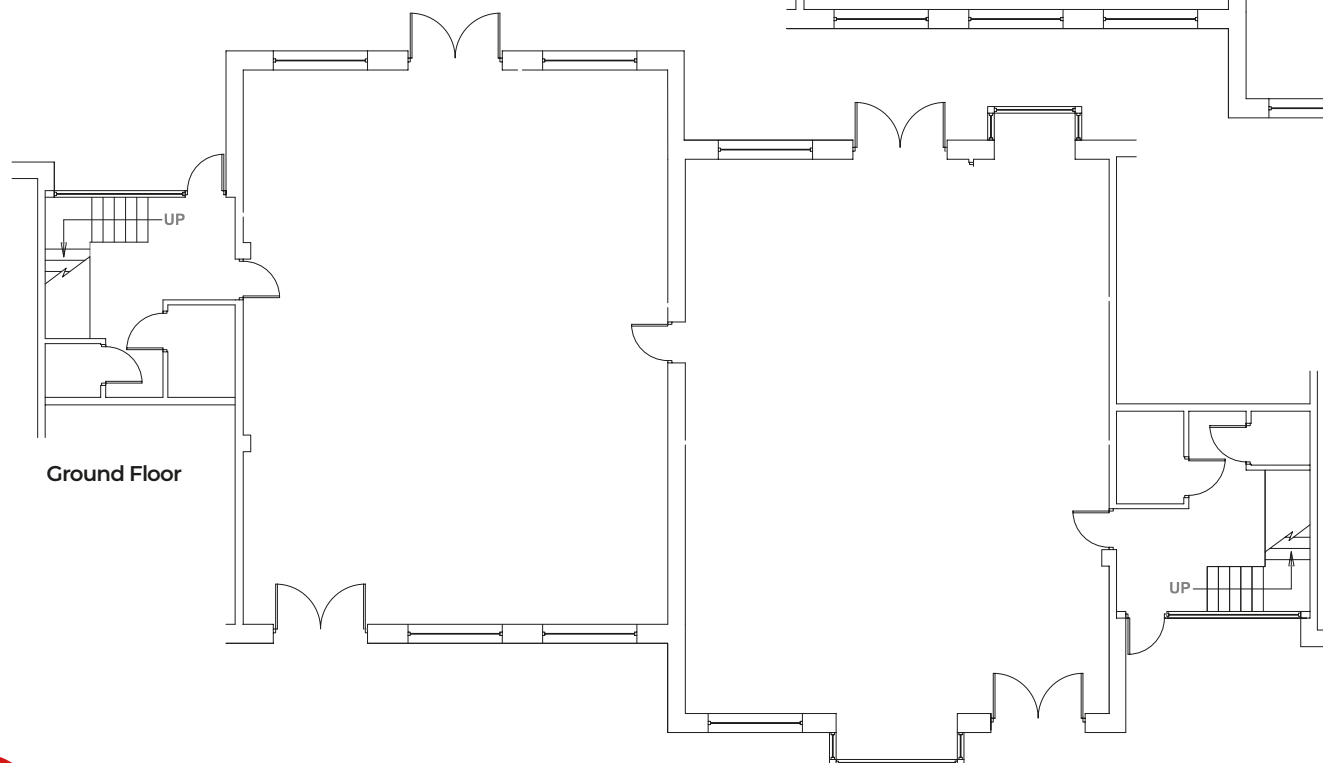
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NOT TO SCALE, ILLUSTRATION ONLY

First Floor



Ground Floor



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## 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.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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