TO LET

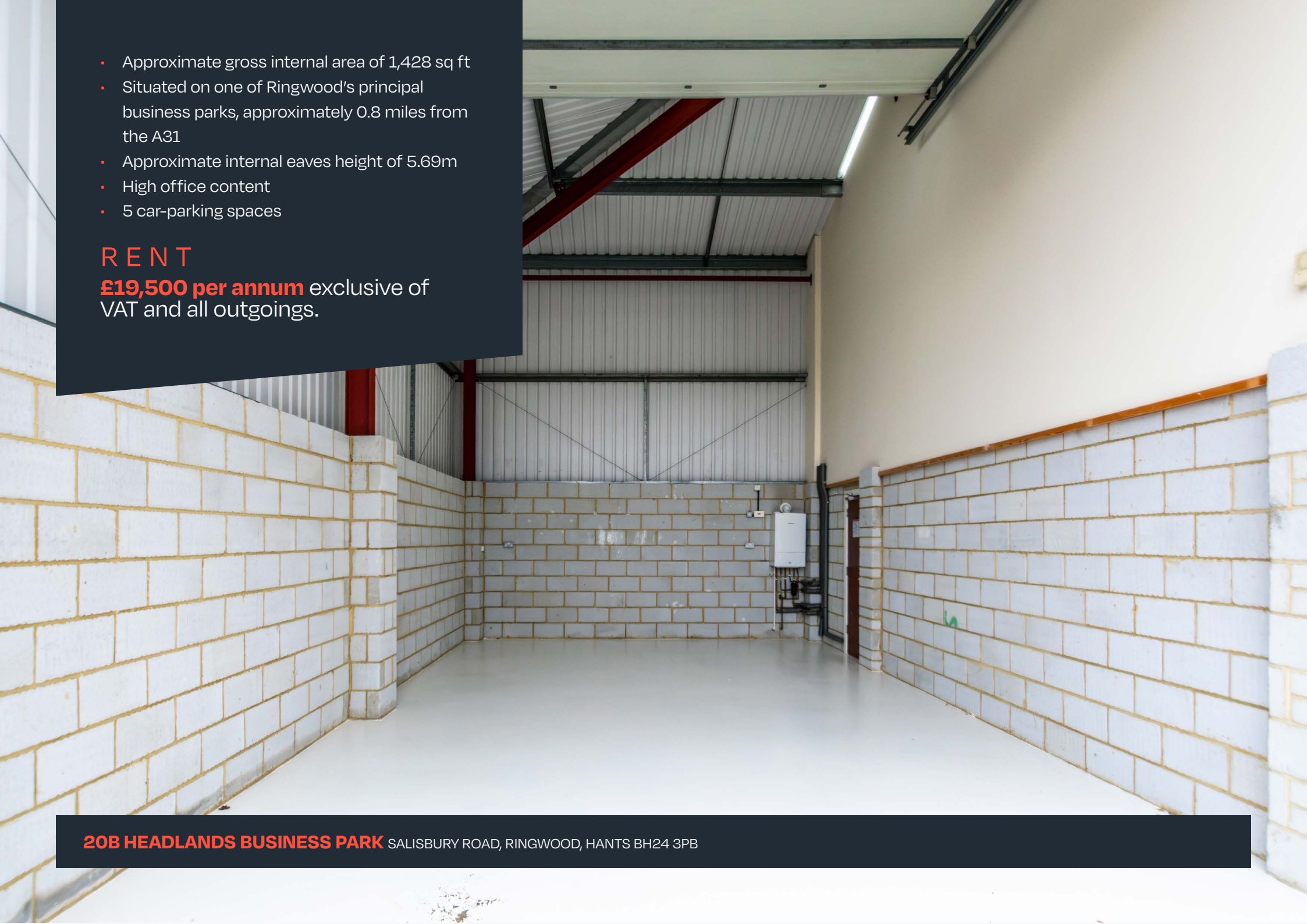
MODERN SEMI-DETACHED BUSINESS PREMISES

138 SQ M (1,482 SQ FT)

Refurbished to an excellent standard with a high office content



20B HEADLANDS BUSINESS PARK SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB



- Approximate gross internal area of 1,428 sq ft
- Situated on one of Ringwood's principal business parks, approximately 0.8 miles from the A31
- Approximate internal eaves height of 5.69m
- High office content
- 5 car-parking spaces

RENT

£19,500 per annum exclusive of VAT and all outgoings.

20B HEADLANDS BUSINESS PARK SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB

A **PRIME** LOCATION WITH **EXCELLENT** REGIONAL **CONNECTIVITY**

- Situated within the established Headlands Business Park, Ringwood
- Excellent access to the A31, approximately 0.8 miles away, linking to the M27 and M3 motorway networks
- Ringwood town centre approximately 1 mile away
- Convenient access to key regional centres

APPROXIMATE DISTANCES

Bournemouth Town Centre	11.6 miles
Christchurch Town Centre	9.8 miles
Poole Town Centre	15.4 miles
Southampton City Centre	21.2 miles
Winchester	29.5 miles

Approximate distances sourced from google maps

>> LOCATION MAP >> AERIAL VIEW



20B HEADLANDS BUSINESS PARK SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB



DESCRIPTION

- Brick outer, blockwork inner wall construction
- Steel cladding to the upper elevations
- Steel portal frame
- Pitched insulated steel clad roof incorporating translucent daylight panels
- Concrete ground floor
- Sectional up and over loading door
- Separate personnel door
- Unisex cloakroom with shower
- 3 phase electricity and gas available
- Internal eaves height of approximately 5.69m
- Ground floor office/reception and one further office
- First floor office

EXTERNAL

- Concrete loading apron
- 5 allocated car-parking spaces



ACCOMMODATION

	sq m	sq ft
Ground Floor	94	1008
First Floor Office	44	474
Total Gross Internal Area approx.	**138**	**1,482**



20B HEADLANDS BUSINESS PARK SALISBURY ROAD, RINGWOOD, HANTS BH24 3PB



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LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upwards only open market rent reviews.

RENT

£19,500 per annum exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

RATEABLE VALUE

To be reassessed.

EPC RATING

D - 87

SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. 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.

VIEWINGS

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

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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**.

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.

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.