FOR SALE

MODERN INDUSTRIAL WAREHOUSE PREMISES

6,589 SQ FT PLUS 1,582 SQ FT MEZZANINE

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

3 Phase
Electric supply

Gas
Supply

5.85m
Eaves

PRICE:
£1.25M PLUS VAT

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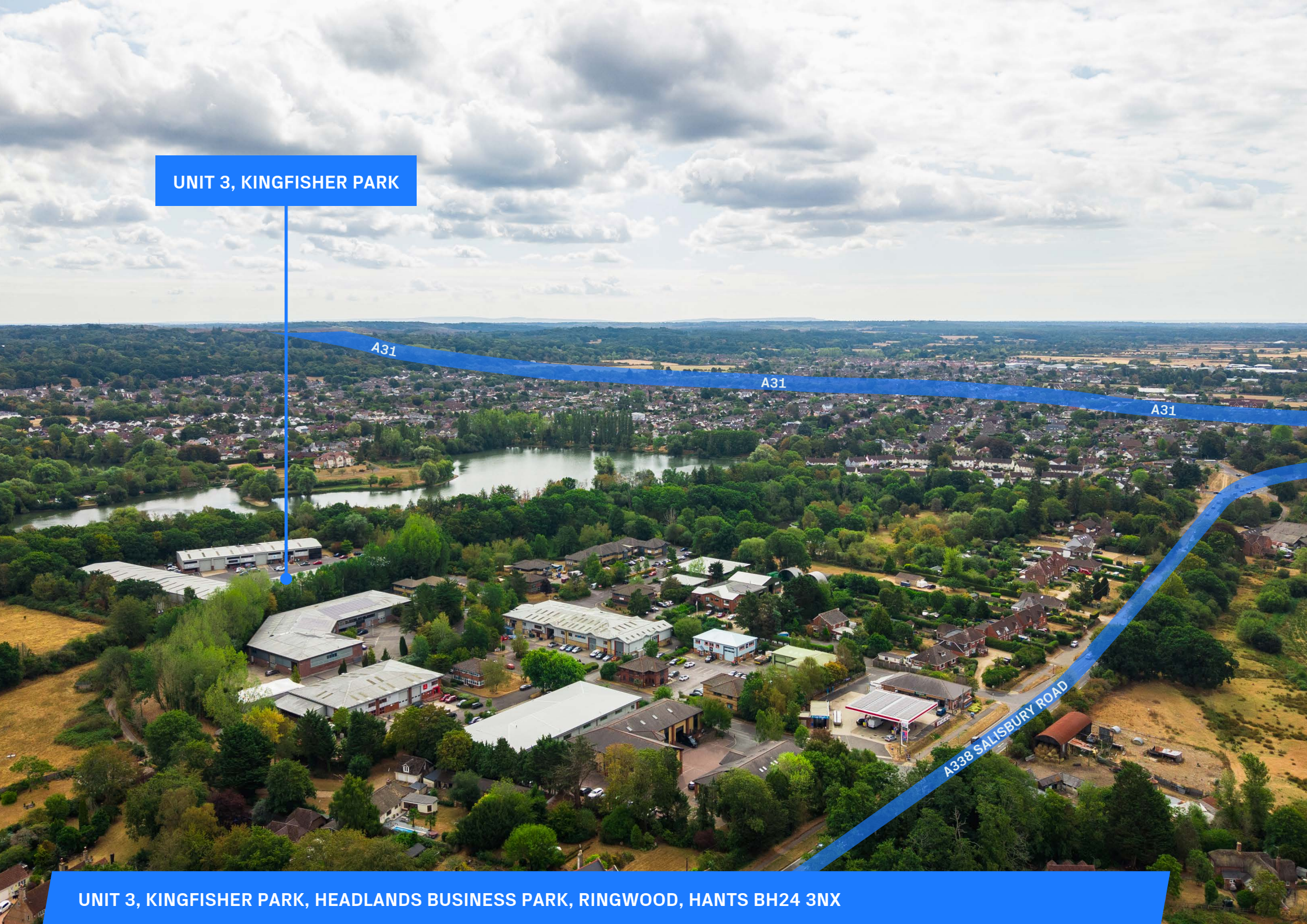

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LOCATION

- 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

>> LOCATION MAP >> AERIAL VIEW >> WHAT3WORDS

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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 5.85m
- Double glazed windows at ground and first floor level

FACTORY/WAREHOUSE

- Concrete ground floor
- Electric sectional up and over loading door – 5m wide x 5.1m high
- 3 phase electricity
- Gas (not connected)
- Lights

GROUND FLOOR ADMINISTRATION

- Suspended ceiling with fluorescent strip lighting
- Reception
- Male and female WCs
- Kitchenette
- Personnel door
- Fire and security alarm
- Fibre and telecom

FIRST FLOOR OFFICES

- Suspended ceiling with fluorescent strip lighting
- Vinyl flooring
- Air conditioning unit

MEZZANINE

- Timber deck on a steel frame
- Steel staircase

EXTERNAL

- 13 car spaces upon tarmacadam forecourts
- Concrete loading apron

ACCOMMODATION

	sq m	sq ft
Ground Floor Factory/Warehouse/Reception	507	5,460
First Floor Offices	105	1,129
Total	612	6,589
First Floor Mezzanine	147	1,581

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

PRICE

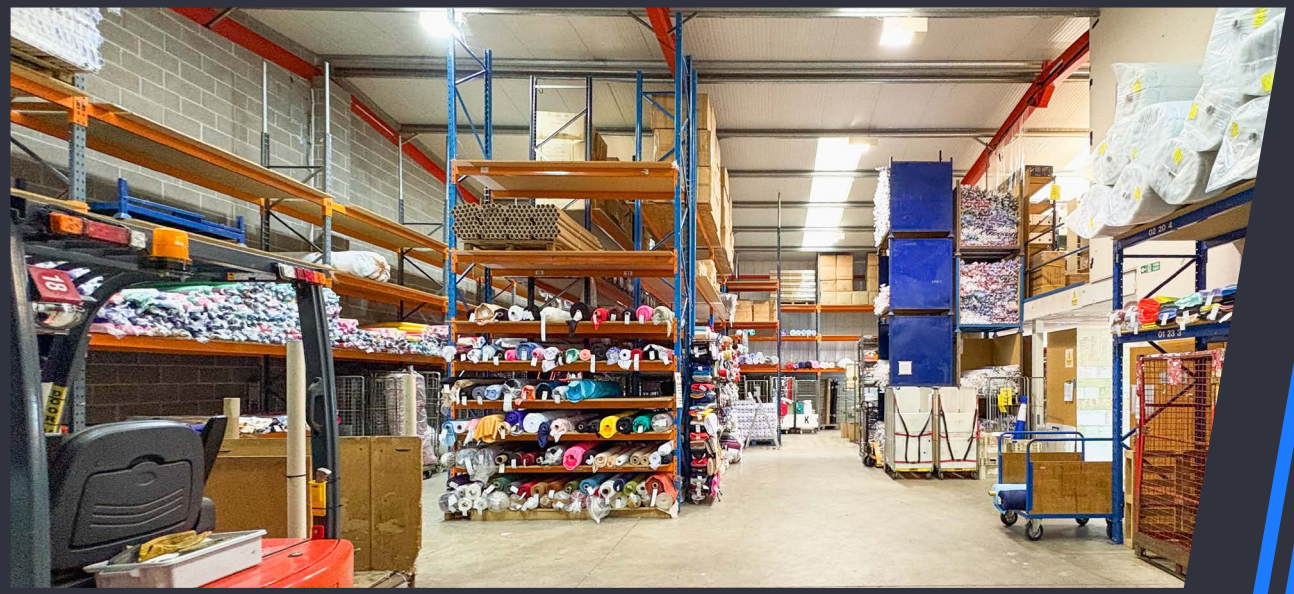
£1.25M plus VAT.

RATEABLE VALUE

To be assessed.

EPC RATING

C - 53



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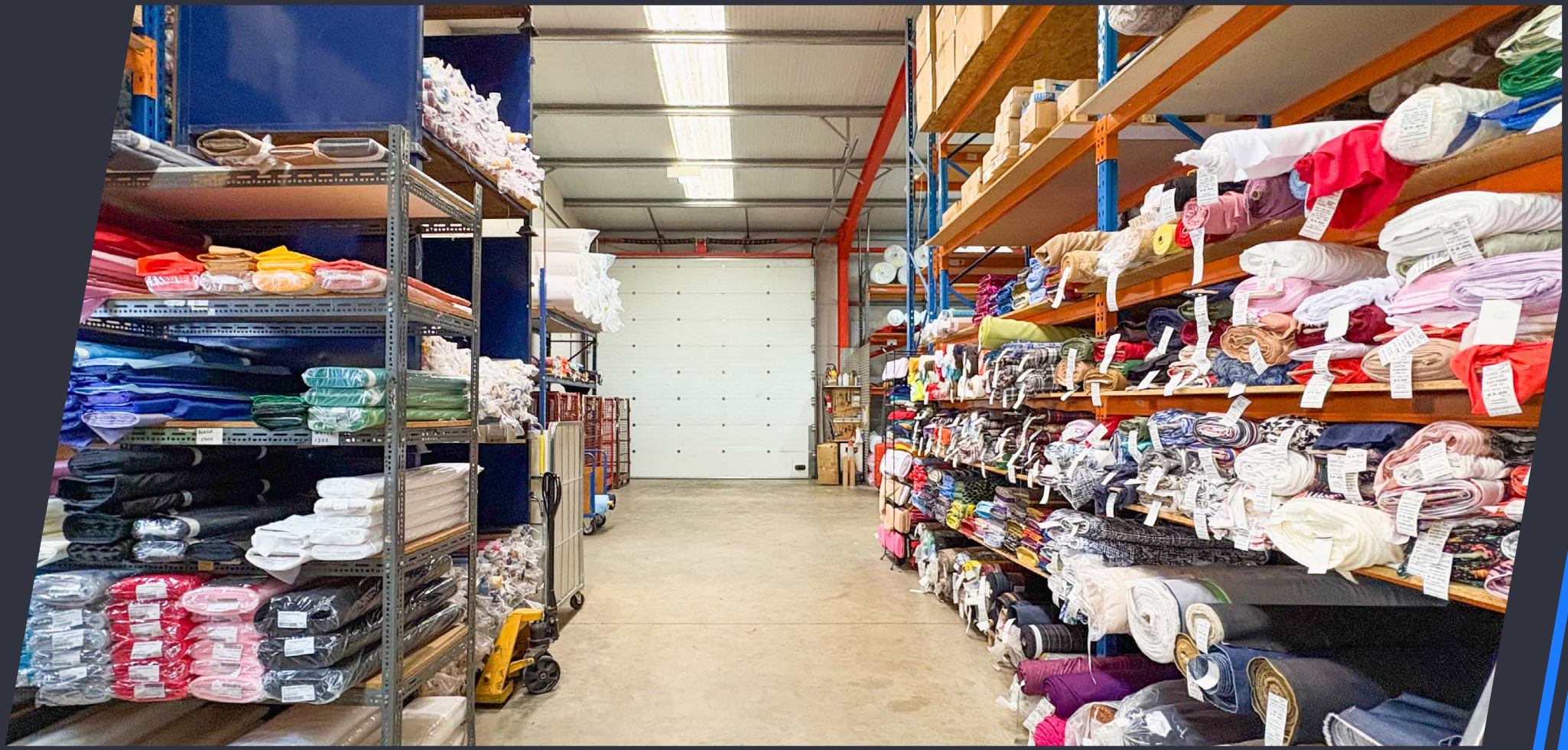

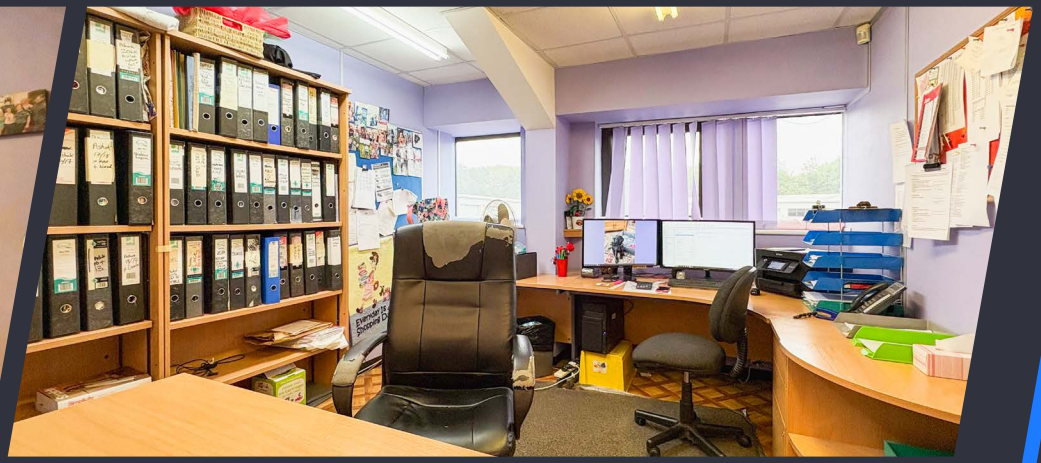

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LEGAL COSTS

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.

goadsby
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07968 299407

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.

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