



TO LET

NEWLY REFURBISHED
SELF-CONTAINED GROUND & FIRST
FLOOR OFFICE ACCOMMODATION

MODULES FROM
1,642 - 3,304 SQ FT
(153 - 307 SQ M)

16 HEADLANDS BUSINESS PARK
RINGWOOD, DORSET, BH24 3NX



- Newly refurbished
- Detached office premises
- Available separately or as a whole
- 17 allocated car parking spaces (as a whole)
- Approximately 1.3 miles from Ringwood town centre
- Excellent transport connections, approx. 0.8 Miles from A31

Quoting Rents from: **£25,500** per annum exclusive



↑ To Salisbury/
Fordingbridge

A338

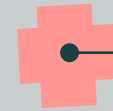
SALISBURY ROAD

HEADLANDS BUSINESS PARK

HEADLANDS BUSINESS PARK

KINGFISHER BUSINESS PARK

↓ To Ringwood
M27/M3/London



16 Headlands
Business Park

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 CAFFÈ NERO

 Santander  NatWest PREZZO  Boston Tea Party



Description

These detached two storey office premises have recently received renovation works bringing the internal specification up to a modern standard. The building is of brick construction under a pitched tiled roof. The ground floor entrance provides access to the foyer where a unisex disabled WC coupled with a separate shower room can be found. From the foyer, access to both the ground and first floor can be located. Through the double doors you enter the open plan ground floor office space and up the stairs takes you to the first floor where separate male and female WC's can be found before entering the office space. The first floor office accommodation has 3 meeting rooms and a small kitchenette.

Car Parking

Externally the premises shares a forecourt with the neighbouring building and therefore the parking is spilt between both buildings. 16 Headlands Business Park is allocated 17 parking spaces.



Specification

- Grey tiled carpets
- LED lighting
- Suspended ceiling
- Air conditioning
- Kitchenette
- Shower facilities
- Gas central heating
- Internal bike store
- Male, female & disabled wc facilities

Modules / Parking / Rents

Ground Floor: 1,662 sq ft // 154 sq m

9 allocated car-parking spaces

£25,750 per annum exclusive

First Floor: 1,642 sq ft // 153 sq m

8 allocated car-parking spaces

£25,500 per annum exclusive

Whole Building: 3,304 sq ft // 307 sq m

17 allocated car-parking spaces

£45,000 per annum exclusive

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

Measured in accordance with RICS Property Measurement 2nd Edition.



Service Charge

A service charge may be payable in respect of the upkeep of the common parts within the building. Interested parties are advised to make further enquiries.

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

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.

EPC Rating

C - 73

Rateable Value

£54,000 (from 01/04/2023)

To be reassessed if let individually.

Legal Costs

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

Viewings

Strictly by prior appointment through the sole agents, **Goadsby**, 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](#).

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.

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.