

FOR SALE/TO LET

MODERN SELF CONTAINED OFFICE BUILDING
OF INTEREST TO OWNER OCCUPIERS, INVESTORS & TENANTS
FROM 1,052 TO 2,126 SQ FT



BUSINESS SPACE

goadsby

5 LAKESIDE

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

5 LAKESIDE IS A MODERN SELF CONTAINED OFFICE BUILDING
SITUATED ON THE ESTABLISHED & POPULAR HEADLANDS BUSINESS
PARK, APPROXIMATELY 1.5 MILES FROM RINGWOOD TOWN CENTRE

An excellent opportunity to acquire your own income producing
office with the benefit of potential space for future expansion

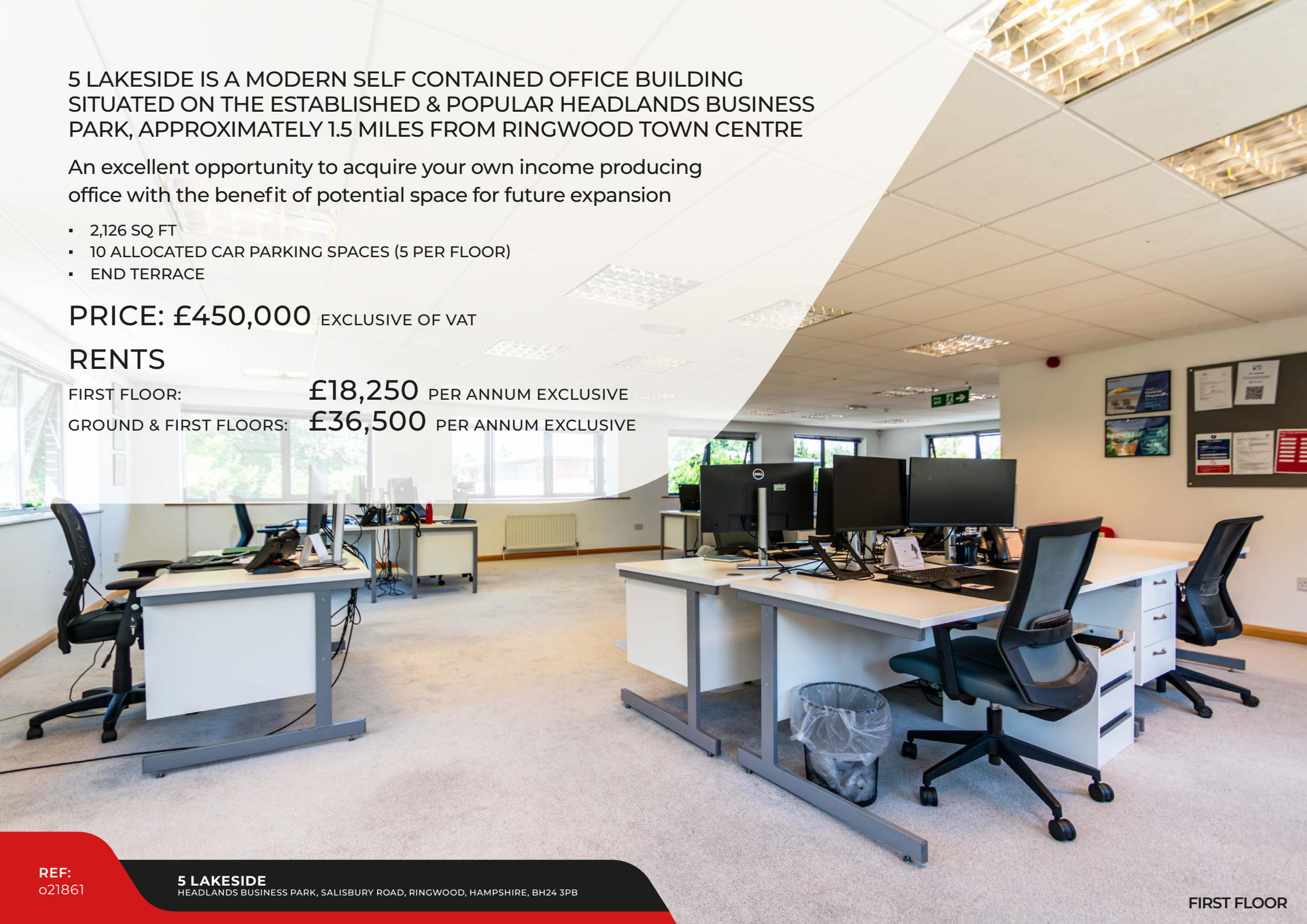
- 2,126 SQ FT
- 10 ALLOCATED CAR PARKING SPACES (5 PER FLOOR)
- END TERRACE

PRICE: £450,000 EXCLUSIVE OF VAT

RENTS

FIRST FLOOR: **£18,250** PER ANNUM EXCLUSIVE

GROUND & FIRST FLOORS: **£36,500** PER ANNUM EXCLUSIVE



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. Budgens is located approximately 0.2 miles away. Ringwood Town Centre is approximately 1.3 miles from the premises and provides amenities such as:

Waitrose Sainsbury's **CAFFÈ NERO**

Santander LLOYDS PREZZO Boston Tea Party

Description

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

Ground Floor

- Reception area
- Unisex WC
- Kitchenette
- 2 store rooms
- 3 partitioned offices
- Intruder & fire alarm
- Air conditioning
- EV charging point

First Floor

- Unisex WC
- Kitchen
- Open plan offices
- Air conditioning
- Intruder & fire alarm

Accommodation

	sq m	sq ft
Ground floor	98	1,052
First floor	100	1,074

Total IPMS3 area approx. 198 2,126

The accommodation has been measured in accordance with RICS Property Measurement 2nd Edition.



Tenure

SALE

The property is held on a remainder of a 250-year lease from 2018, subject to a ground rent of £250 + VAT per annum.

The premises are being offered with **vacant possession** OR with a **leaseback** of the ground floor. Our client has advised that a new 5 year lease will be granted commencing on completion.

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.

The premises can be let as a whole (two floors) OR first floor only.

Price

£450,000 exclusive of VAT.

Price

Ground & First Floor **£36,500 per annum** exclusive
First Floor **£18,250 per annum** exclusive

Rateable Values

Ground Floor £17,500 (from 1.4.23)
First Floor £18,500 (from 1.4.23)

Parking

There are 10 allocated car parking spaces (5 per floor).



EPC Rating

C - 67

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 joint sole agents, through whom all negotiations must be conducted.



Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599



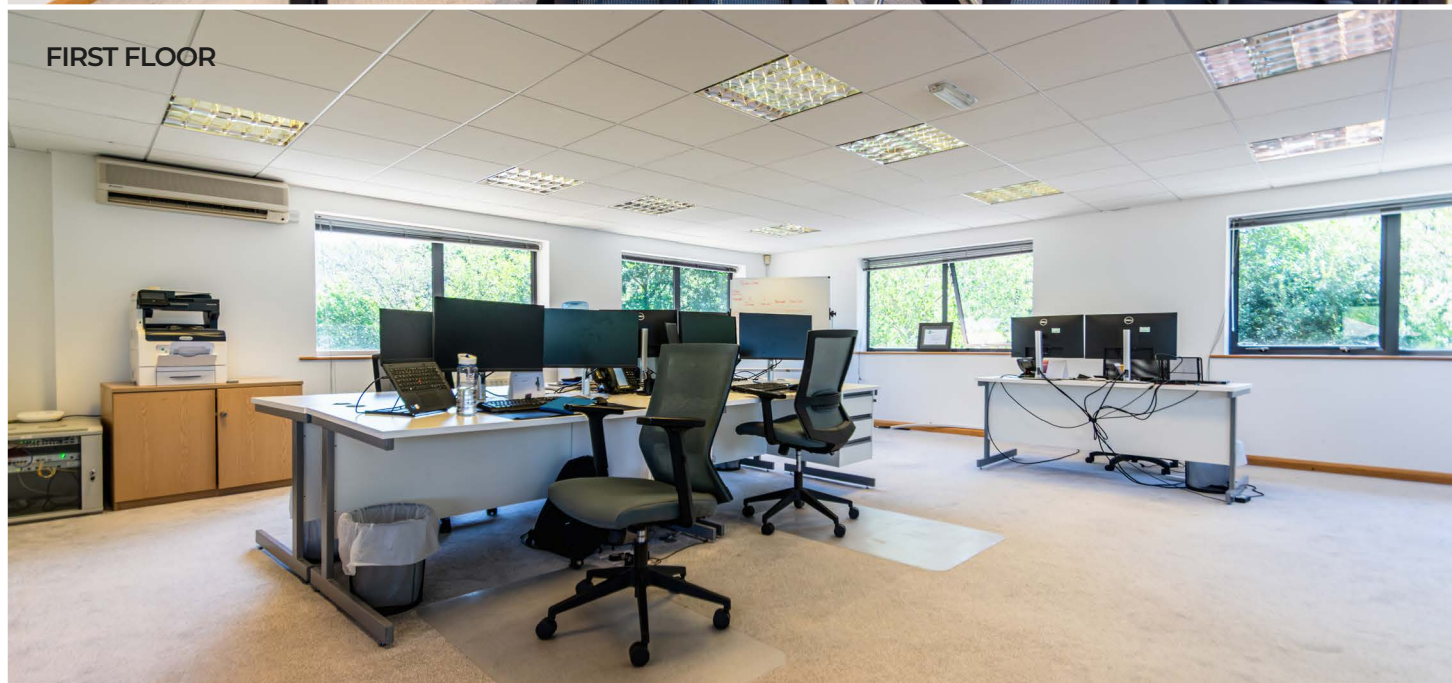
Simon Neave
enquiry@carrandneave.co.uk
01425 470570

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.

FIRST FLOOR



FIRST FLOOR





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.

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