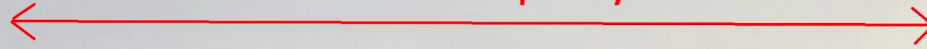


The Property



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

**INDUSTRIAL / WAREHOUSE TO LET**

**1,482 SQ FT (137.68 SQ M)**



# Summary

## UNDERGOING REFURBISHMENT - TO LET – SEMI-DETACHED INDUSTRIAL/BUSINESS UNIT

<b>Available Size</b>	1,482 sq ft
<b>Rent</b>	£22,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
<b>Business Rates</b>	The premises is currently assessed with 20A and will be reassessed separately.
<b>EPC Rating</b>	Upon enquiry

- Semi-detached industrial/business unit undergoing refurbishment
- Ground and first floor offices
- 5 parking spaces
- 5.2m internal eaves height



CGI showing suggested refurbishment works

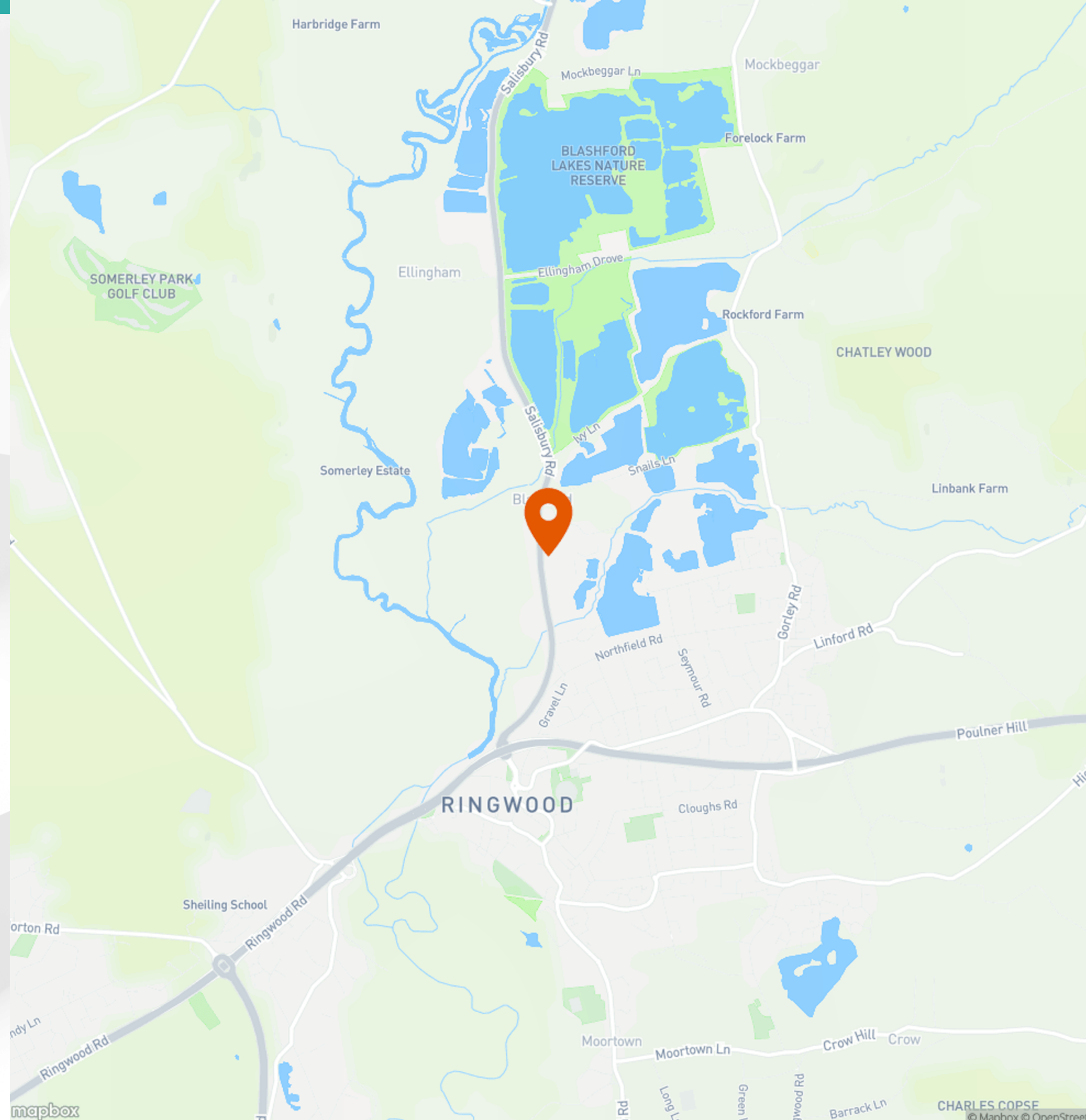
# Location



**Unit 20b Headlands Business  
Park Salisbury Road,  
Ringwood, BH24 3PB**

Headlands Business Park is located off the A338 Salisbury Road which provides direct access to the A31. The A31 is less than 1 mile distant from the premises and provides access to the main road network throughout the conurbation and the motorway network.

The market town of Ringwood is approximately 1 mile distant from the premises, providing a number of retail, restaurant and banking facilities.





CGI showing suggested refurbishment works

# Further Details

## Description

This semi-detached premises undergoing refurbishment is of brickwork outer, blockwork inner wall construction with steel cladding to the upper elevations. There is a steel clad roof with daylight panels and the internal eaves height is approximately 5.2m. Loading is by way of a sectional up and over loading door measuring approx. 4.2m W x 4.95m H. There is a personnel door and windows at ground and first floor levels in the front and rear elevation.

Internally, the unit is arranged as a warehouse with ground and first floor offices. As part of the refurbishment works, the office areas will benefit from toilet and shower facilities, a kitchenette, new carpets, redecoration, LED lighting and central heating with air conditioning to part. 3 phase electricity and gas are available. Externally, there are 5 allocated parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,008	93.65	Available
1st - Floor	474	44.04	Available
<b>Total</b>	<b>1,482</b>	<b>137.69</b>	

## EPC

To be confirmed

## Lease Terms

Available by way of a new full repairing and insuring lease for a negotiable term, incorporating periodic upwards only, open market rent reviews.

## Service Charge

An estate service charge is payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## 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.



## Enquiries & Viewings



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