

UNIT 18 HEADLANDS BUSINESS PARK, RINGWOOD, BH24 3PB

INDUSTRIAL/LOGISTICS / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

4,488 SQ FT (416.95 SQ M)

Vail Williams

Summary

TO LET – MODERN DETACHED BUSINESS UNIT

Available Size	4,488 sq ft
Rent	£40,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rates Payable	£25,440 per annum From 01.04.2026
Rateable Value	£53,000
EPC Rating	A (24)

- Detached business premises
- High quality office space with ground floor workshop/storage
- 17 car parking spaces
- Refurbished throughout in 2024

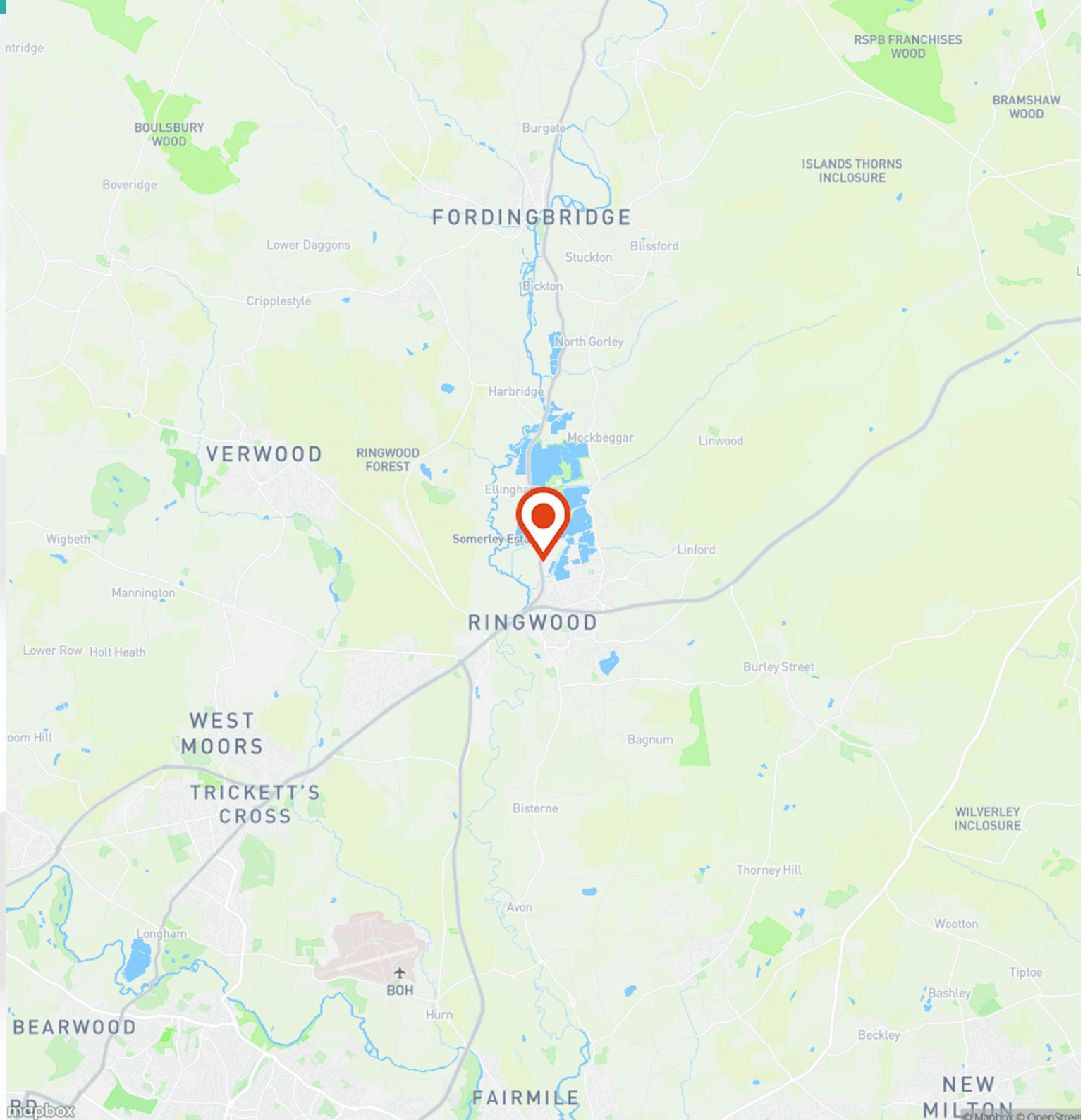


Location

Unit 18 Headlands Business Park, Ringwood, BH24 3PB

Headlands Business Park is a development located off the A338 Salisbury Road which provides direct access to the A31. The A31, which is less than 1 mile distant from the premises, provides access to the motorway network and the major local network providing links across the conurbation.

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




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Further Details

Description

This detached business premises is of brick work outer, blockwork inner wall construction with steel clad to the upper elevations. The premises benefits from windows in all elevations at ground and first floor levels. There is a steel clad hip roof and loading is by way of a sectional loading door measuring approx. 4.9m H x 4.25m W. The unit provides workshop/storage space on the ground floor with high quality modern office accommodation on the first floor. The ground floor height to the suspended ceiling is approx. 2.25m. The offices benefit from LED lighting, carpets, suspended ceiling and air conditioning. There are male and female W.C facilities and a kitchenette. 3 phase electricity is available. Externally, there are 17 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,244	208.47	Available
1st	2,244	208.47	Available
Total	**4,488**	**416.94**	

Viewings

Strictly by appointment through the sole agent.

Lease Term

The premises is available by way of a new Full Repairing and Insuring lease for a negotiable term incorporating upwards only, open market rent reviews.

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.

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.

Service Charge

An estate service charge will be payable in respect of the upkeep, maintenance and management of the common parts of the estate.



Enquiries & Viewings



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View on our website

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