



## Unit 11 Headlands Business Park

Salisbury Road, Ringwood BH24 3PB

TO LET | From 1,944 sq ft (185 sq m) to 4,132 sq m (389 sq m)



HELLIER  
LANGSTON

## Description

The available space comprises a detached two storey purpose-built office building, with brick elevations under a pitched tile roof.

The premises have been comprehensively refurbished to provide open plan accommodation over both floors.

The space is heated by wall mounted radiators, with some wall mounted comfort cooling units.

Externally the premises benefit from 20 car parking spaces and mature landscaping.

## Summary



Solid concrete floors



Double glazed windows



Perimeter trunking



LED lighting



20 car parking spaces



Landscaped grounds



Central heating



Comfort cooling



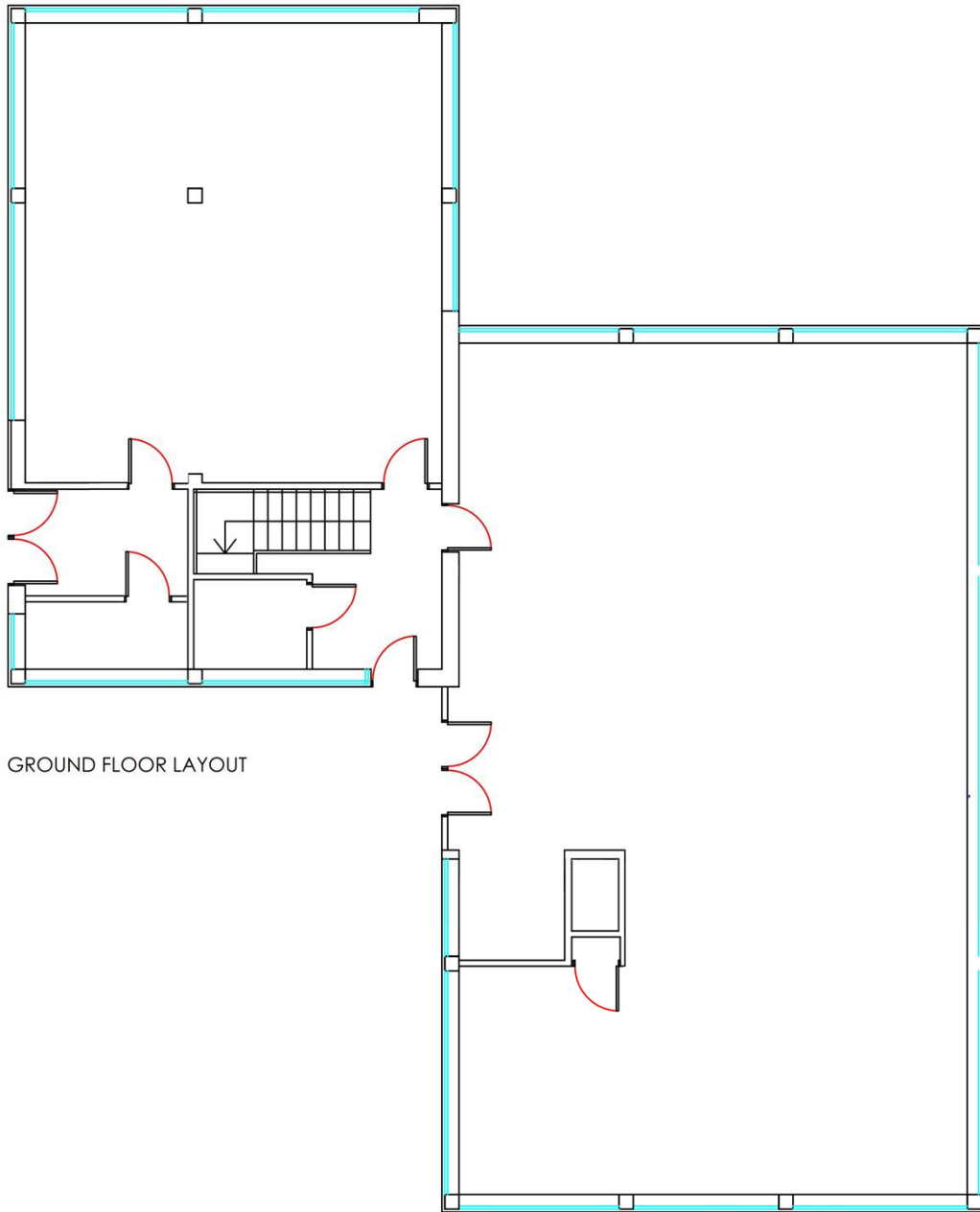
Kitchen facilities on both floors



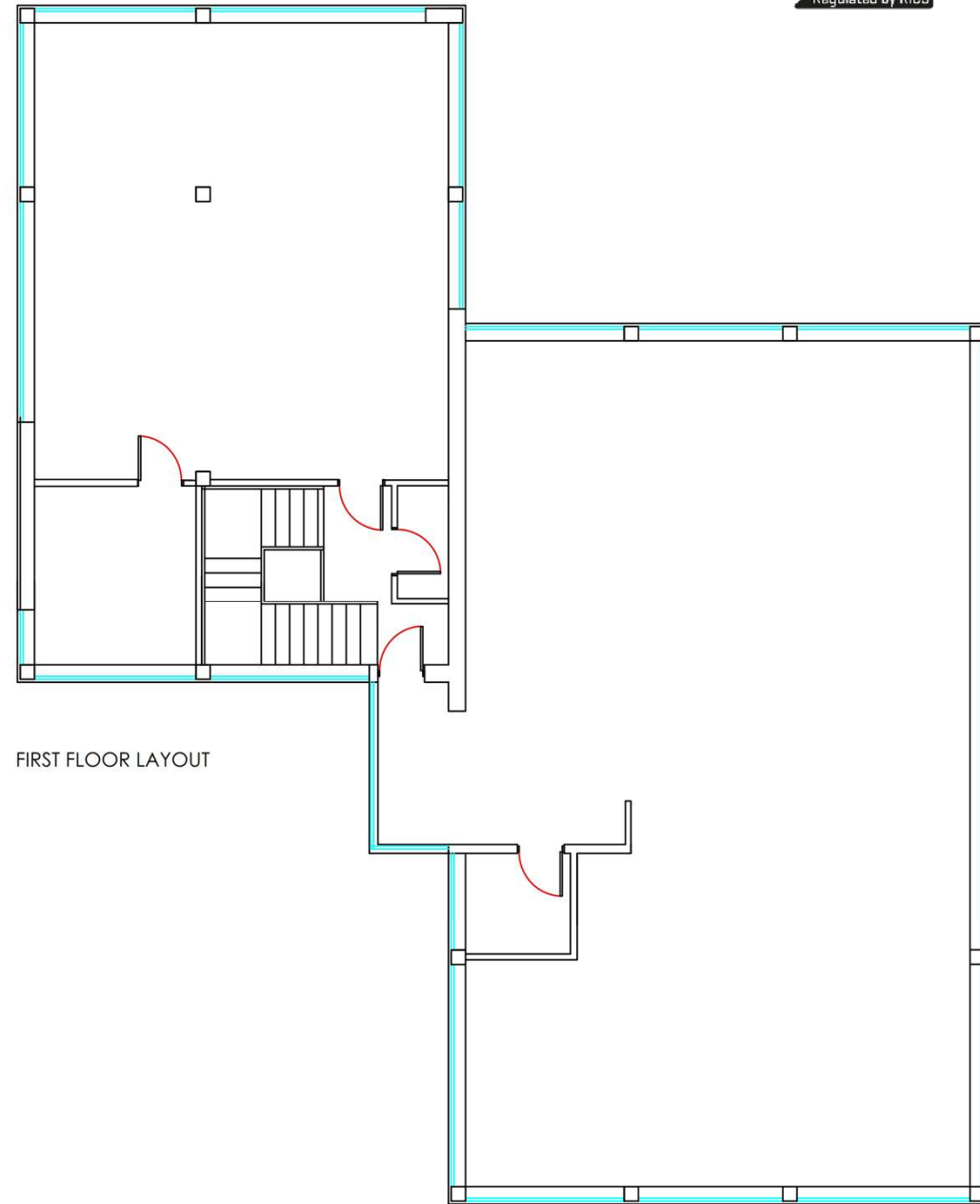
Good access to the A31



## Floor plans



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

## Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground floor	185.21	1,944
First Floor	203.29	2,188
<b>Total</b>	<b>388.50</b>	<b>4,132</b>

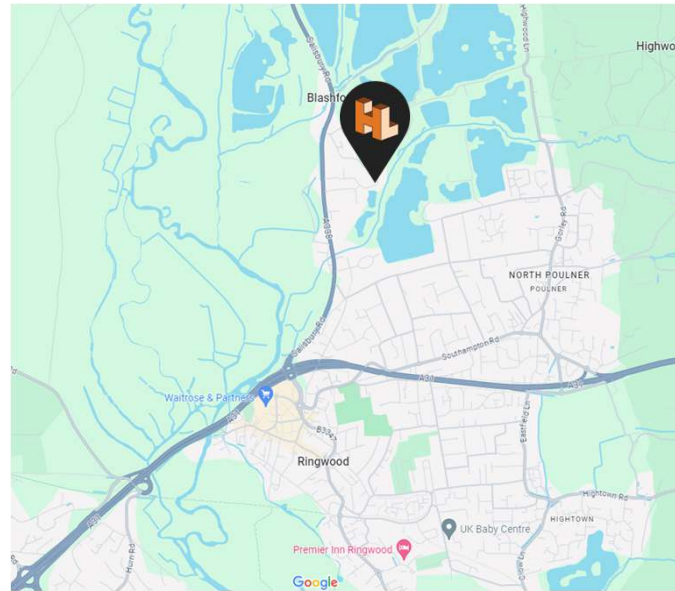


## Viewing

Strictly by appointment with the sole agents.

## Location

Headlands Business Park is located just to the north of Ringwood on the eastern side of the A338 Salisbury Road. The A338 junction with the A31 is just under one mile to the south, providing access to the Bournemouth/ Poole conurbation to the southwest and Southampton and the M27 to the east. The A338 also provides access to Fordingbridge and Salisbury to the north.



## EPC

C-70

## Terms

The premises are available as a whole, or floor by floor on new effectively Full Repairing and Insuring lease(s) for a term to be agreed

## Rent

£15.50 sq ft

## Rateable Value

According to the Valuation Office Agency website, Unit 11 is assessed as Offices and Premises with a 2023 Rateable Value of £67,000.

## Service Charge

A service charge will be levied if the premises are let on a floor by floor basis.

## AML

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

## VAT

We understand that VAT is payable.

Please scan the QR code to access further information on our website.



Schedule an appointment

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