



Unit 11 Headlands Business Park

Salisbury Road, Ringwood BH24 3PB

TO LET | FOR SALE | 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



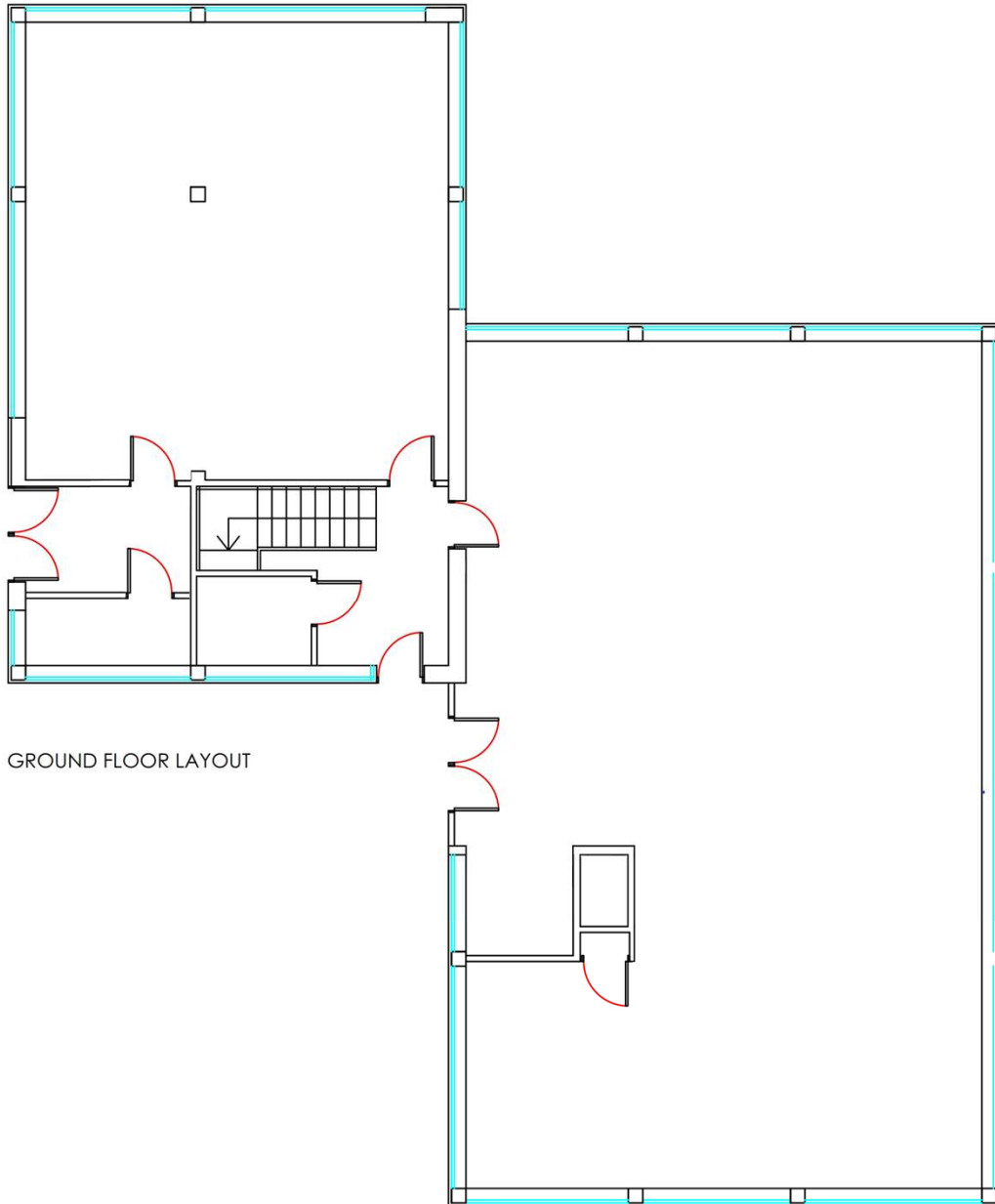
Kitchen facilities on both floors



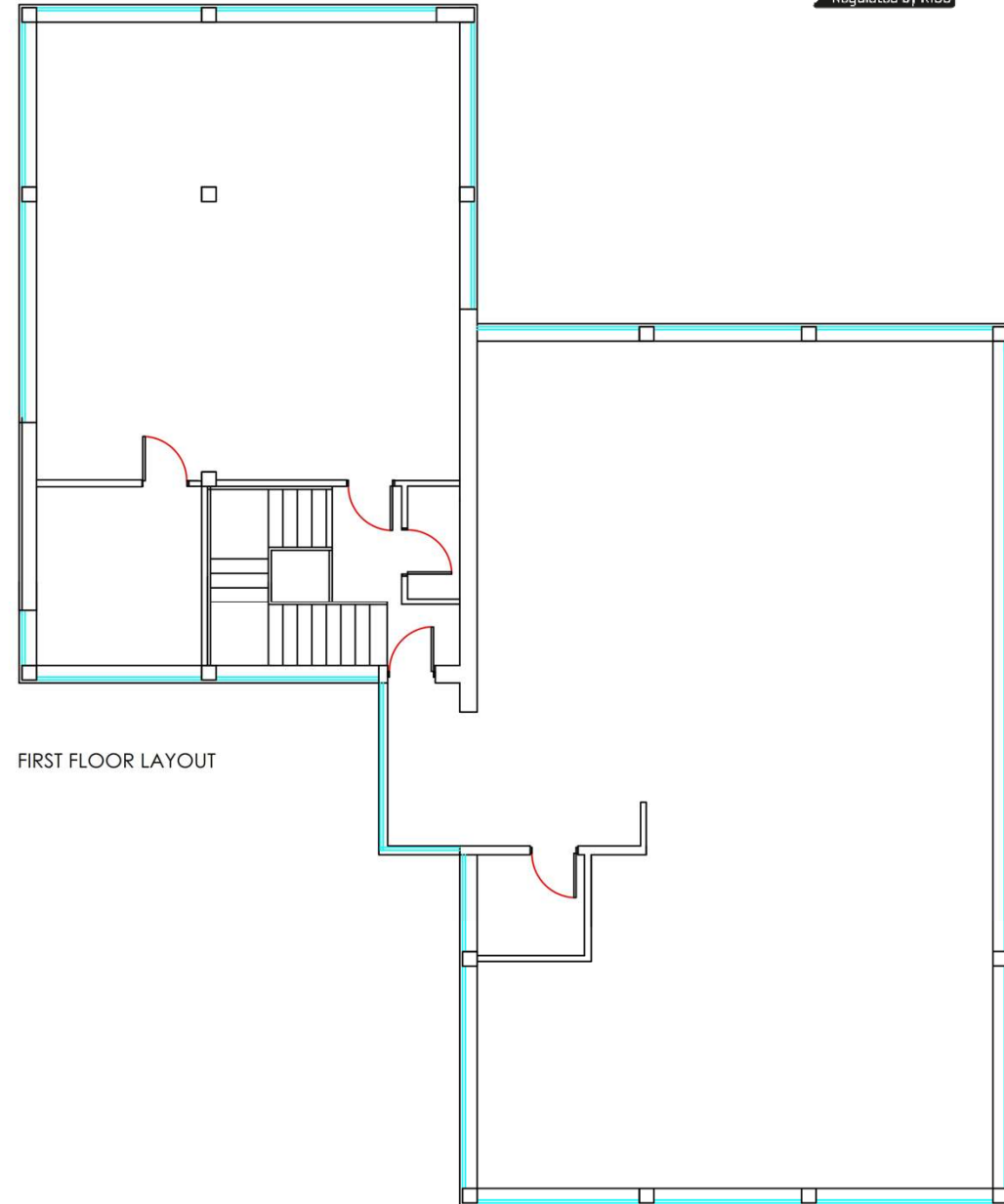
Good access to the A31



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
Total	388.50	4,132



Viewing

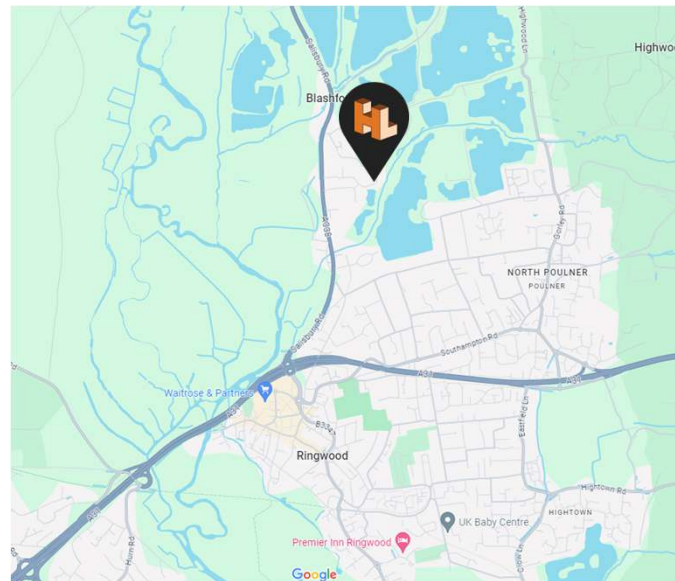
Strictly by appointment with the sole agents.

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 either to let or for sale freehold

Rent

£64,000 per annum exclusive

Price

£620,000

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

www.hlp.co.uk

T: 01329 220111

E: Fareham@hlp.co.uk

T 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

Jason Webb

T: 07989 959 064

E: jason@hlp.co.uk

Matt Poplett

T: 07971 824 525

E: matt@hlp.co.uk

