

# TO LET

(By way of Lease Assignment)

## Detached Office Building 3,584 sq ft at

13 Headlands Business Park  
Salisbury Road  
Blashford  
Ringwood BH24 3PB

- ◆ Sought after location on established, popular Business Park
- ◆ Excellent direct communication to motorway network
- ◆ High quality, bright office accommodation
- ◆ 3,584 sq ft offices on two floors
- ◆ 13+ on-site car spaces
- ◆ Gas central heating and part air conditioned
- ◆ Raised floors
- ◆ Lease to February 2030, tenant break clause 2027
- ◆ Rent - £38,000 per annum exclusive



## LOCATION

The property is situated on this established, popular business park approximately ¾ mile to the north of Ringwood Town Centre, the gateway to the New Forest National Park.

Headlands Business Park enjoys excellent communications being off the main A338 Salisbury Road and within 0.5 miles of the A31 dual carriageway giving immediate access on to the M27, M3 to the east and Bournemouth is approximately 10 miles away to the south and Southampton 15 miles to the east.

## DESCRIPTION

This detached two storey office 'pavilion' was constructed just over 20 years ago and has a mix of brick and clad elevations under a pitched profile clad roof.

The windows are aluminium framed, double glazed units. Whilst currently arranged as: entrance lobby and partitioned offices on both ground and first floors. The accommodation is easily reverted to totally open plan. Specification includes:-

## ACCOMMODATION

- \* Ground Floor 1,767 sq ft
- \* First Floor 1,817 sq ft
- \* Shower room / cloakroom
- \* Further separate male / female cloakrooms
- \* 2 fitted kitchen / chill out areas
- \* Fully carpeted

## PARKING

The unit has 13 on-site car parking spaces

## LEASE

The premises are offered by way of an assignment of an existing 6 year full repairing and insuring lease from February 2024 with a tenant only break clause and rent review in February 2027.

The lease is contracted within the security of tenure provisions of the Landlord and Tenant Act 1954 (as amended).

## RENT

£38,000 per annum exclusive

## VAT

All figures quoted are exclusive of VAT

## BUSINESS RATES

 source: [www.voa.gov.uk](http://www.voa.gov.uk)

Rateable Value £55,000 (April 2023)

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of communal parts. We would therefore urge all applicants to make further enquiries as to the current service charge costs.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E

The full EPC and recommendations report are available on request.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-



Steve Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)

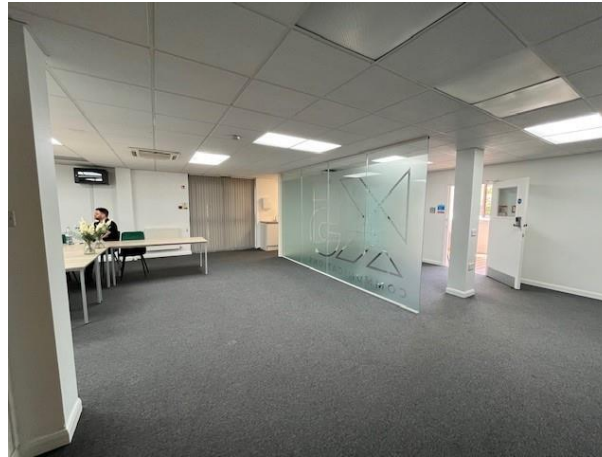
01202 550245

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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