



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Detached office building with good car parking
Unit 11 Headlands Business Park, Salisbury Road, Ringwood
BH24 3PB



KEY FEATURES

388.50 sq m (4,132 sq ft)

20 Car parking spaces

**Suitable for other uses within
Use Class E**

Part Air Conditioned

To be refurbished

Good access to the A31

Self-contained

Call us on: 02382 022 111
Visit: www.hlp.co.uk

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

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

Internally, the premises have been partitioned to provide a combination of workshop, office and consulting / therapy rooms which are part carpeted and part vinyl floored, but can be reconfigured to suit an occupier's requirements.

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

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

Accommodation

The property has 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



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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

Business Rates

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.

VAT

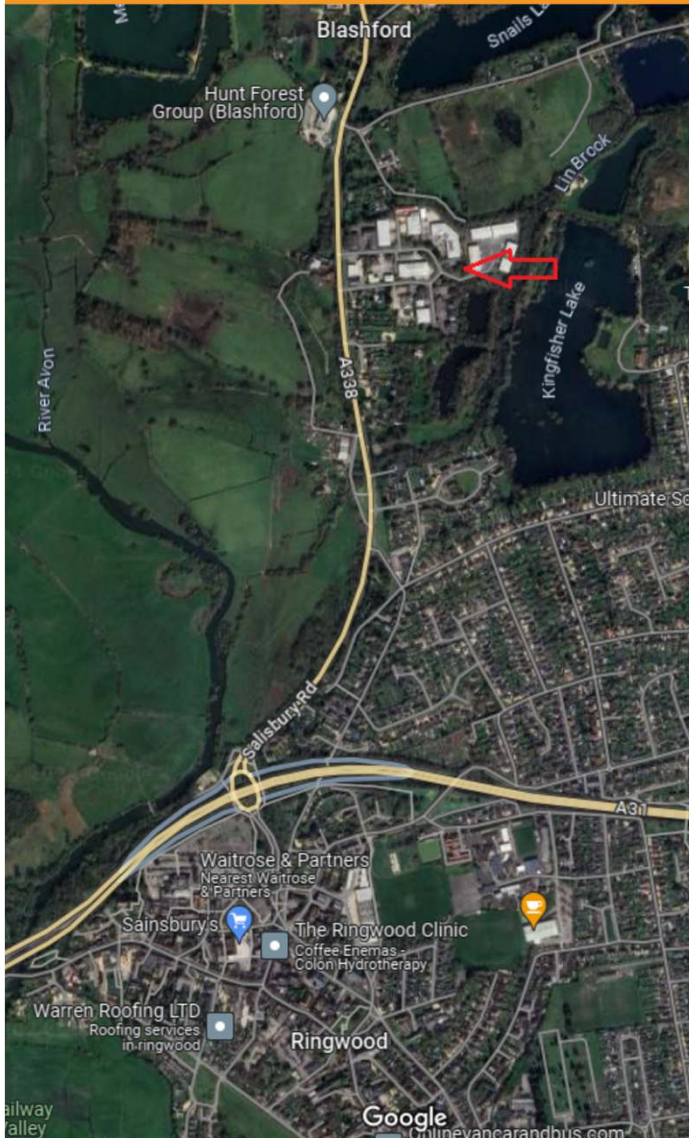
We understand that VAT is payable.



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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.

Location	Miles	Kms
A31/ A338 junction	0.9	1.5
Central Ringwood	1.1	1.8
Southampton Airport	22.9	36.9
Bournemouth Airport	9.2	14.8

Viewing

Strictly by appointment with the sole agents:

Call us on: **02382 022 111** Visit: www.hlp.co.uk



Jason Webb
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