



ALL INCLUSIVE OFFICE SPACE TO LET

NEW LEASE £19,500 p.a. plus VAT



**ROSSLAND HOUSE, HEADLANDS BUSINESS PARK, SALISBURY
ROAD, RINGWOOD, HANTS BH24 3PB**



KEY FEATURES

- 24 hour access, 7 days a week
- 8 parking spaces
- Total nett area: 1295.54 sq.ft. (120.36 sq.m.)

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

Headlands Business Park is located just off the A338 Salisbury Road with easy links to Southampton, Ringwood, Salisbury and the surrounding areas.

The park itself consists of purpose built office/warehouse buildings and is anchored by the Royal Mail building.

The premises are located on the ground floor and consist of 2 separate offices, communal kitchen, WC and shower room. There is a meeting room/board room on site which can be hired.

ACCOMMODATION

Office 1:	18'1" x 14'9"	(5.53 x 4.53m)
	plus 11'1" x 15'1"	(3.391 x 4.616)
Office 2:	33'0" x 25'11"	(10.06 x 7.917)

Share of communal kitchen, shower room and toilets

Suspended ceiling

LED lighting

Air conditioning

Carpeted

Perimeter trunking

8 Parking spaces

24/7 Access

EPC RATING -

Rating B

ARRANGE A VIEWING

PLANNING

B1 office use

TENURE

Available on a new lease with terms to be negotiated at a rental of £19,500 per annum plus VAT.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

SERVICE CHARGE

Service charge is £7 per square foot plus VAT

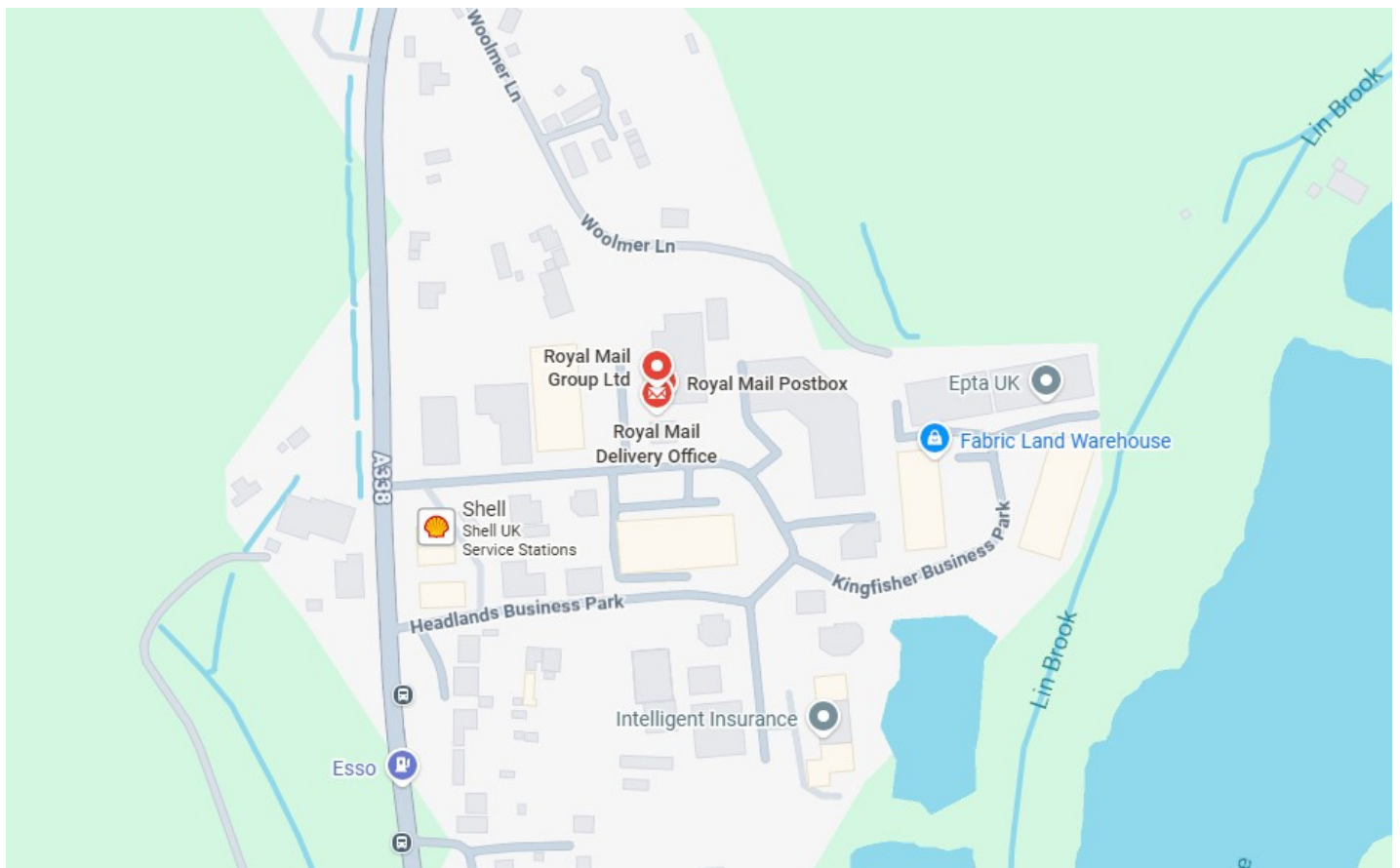
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING

MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  01202 551821



