

TO LET/ FOR SALE

Detached Modern Warehouse
Business location minutes from the A31
13,978 ft² (1,298 m²)



Unit 6 Kingfisher Park

HEADLANDS BUSINESS PARK, BLASHFORD, RINGWOOD, HAMPSHIRE, BH24 3NX

DESCRIPTION

Unit 6 Headlands Business Park is a detached industrial unit, integral reception and ground and first floor offices. The unit comprises a steel portal frame warehouse with brick and profile clad elevations. Externally there is a front car park with 29 allocated spaces, plus 12 additional parking spaces available on a first come basis, shared with other occupiers of Kingfisher Park. The property can be offered either leasehold or freehold. The property will be refurbished for a new tenant.

Floor Area	Sq Ft	Sq M
Warehouse	8,335	774
First Floor & Ground Floor Offices	5,643	524
TOTAL (GIA)	13,978	1,298



SPECIFICATION

- Well located headquarters building
- Offices with reception
- Opening windows throughout offices
- Suspended ceilings and LED lighting
- 5.1m internal eaves height
- 6.35m ridge height
- 2 electric loading doors – 4m (w) x 5.1m (h)
- 29 allocated car park spaces to the side and front. 12 additional parking spaces available on a 1st come basis, shared with other occupiers of Kingfisher Park.
- Air conditioning heating and cooling system to offices
- EPC Rating C and expires May 2035.





Ground floor - Open plan office



Warehouse



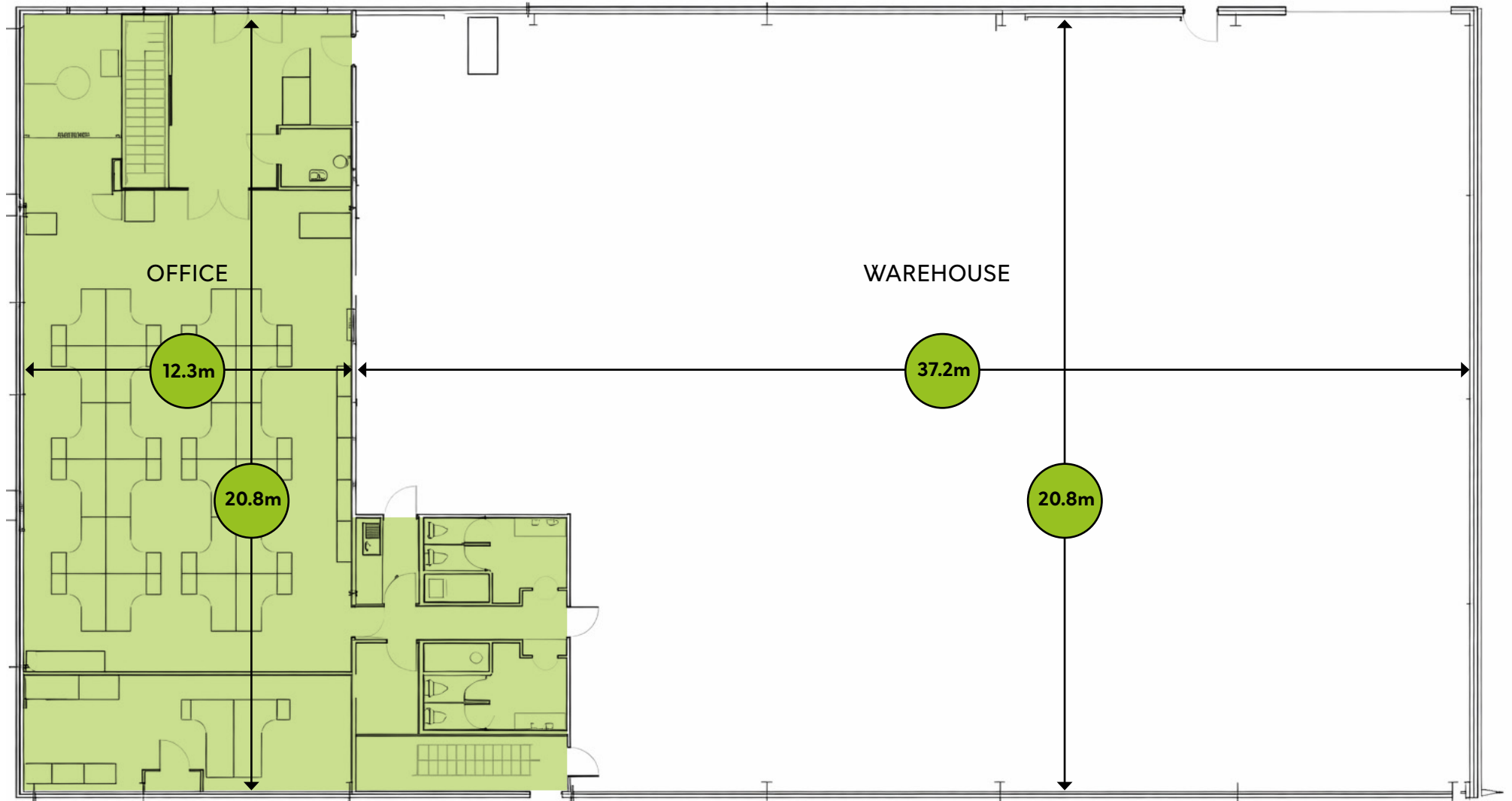
Parking at side of neighbouring warehouse



Warehouse - Side parking



FLOOR PLAN



Indicative Floor Plan. Not to Scale



LOCATION

Unit 6 Headlands Business Park is strategically located adjoining off the A31 which is the main route from the M27, connecting Portsmouth and Southampton in the east to Bournemouth in the west. The property is conveniently located approximately a mile from Ringwood Town Centre. Local occupiers include Royal Mail, Armfield International, Fabric Land Warehouse, Evri and Linwood.

TERMS

The property is available on a new lease, at a rent of £11.50 psf pax and terms by negotiation. The freehold is available for £1,750,000.

BUSINESS RATES

The Rateable Value is £141,000 from April 2026. www.tax.service.gov.uk/business-rates-find/search



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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