

TO LET

SECOND FLOOR OFFICE SUITE WITH CAR PARKING

Suite 9
Haviland House
17 Cobham Road
Ferndown
BH21 7PE

1,291 sq ft (120 sq m)

Rent: £17,500 + VAT per annum exclusive



Reference: 2737/Hav2nd

LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

DESCRIPTION

Haviland House is a detached three storey office building benefiting from modern clad elevations and double glazed windows.

Suite 9 is on the second floor of this multi- tenanted building.

Features include:-

- Currently arranged as open plan and partitioned offices with separate meeting room
- Suspended ceilings with integral lighting
- Carpeting
- Heating / cooling cassettes
- Teapoint
- Two WC / wash cubicles
- 5 Allocated car parking spaces

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value office: £8,600 (1st April 2023)

Rateable Value 3 parking spaces: £750 (1st April 2023)

Rateable Value 2 parking spaces: £500 (1st April 2023)

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.



TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

RENT

£17,500 plus VAT per annum exclusive

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and parking areas. We have been advised the current service charge is budgeted at £1,050 plus VAT per quarter.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band B (47)

The full EPC and recommendations report is available on request.

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 Joint Sole agents:-



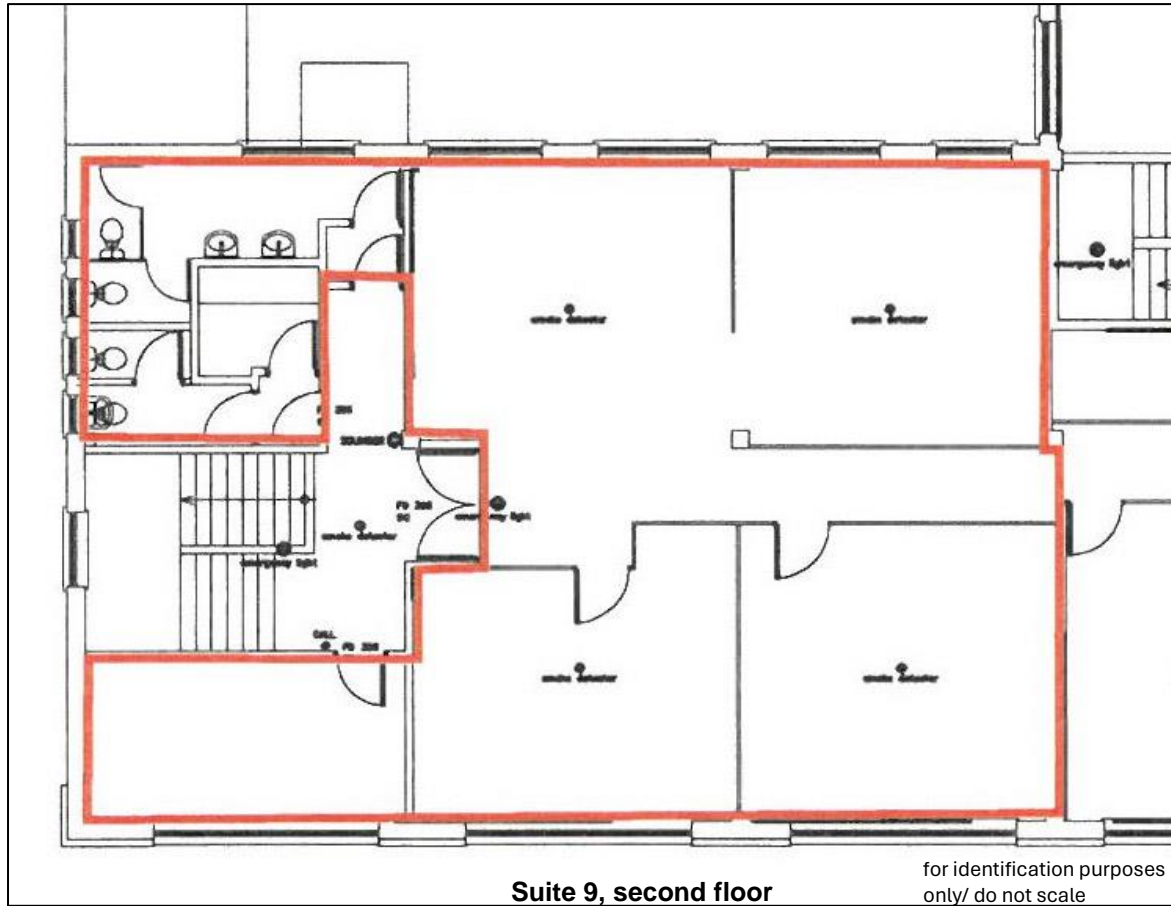
Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

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](#)





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