

## TO LET

### FIRST FLOOR OFFICE & OPTIONAL STORAGE

Unit 15  
The Glenmore Centre  
Fancy Road  
Poole BH12 4QZ

411 sq ft (38.2 sq m)

£6,000 per annum exclusive



## LOCATION

The property is situated on a modern development of industrial/warehouse units at Fancy Road. Fancy Road is located off the busy A3049 Old Wareham Road which connects to the A3049 dual carriageway and the A348 Ringwood Road. Poole is approximately 2.5 miles to the south west, whilst Bournemouth is approximately 4.5 miles to the east.

## ACCOMMODATION

The first floor office accommodation comprises two separate rooms and can be available with storage on the ground floor. Access is shared and the specification includes:-

- ❖ Carpeted
- ❖ Kitchenette
- ❖ Suspended ceiling with lighting
- ❖ WC and wash facilities
- ❖ Window blinds
- ❖ Electric heating
- ❖ Car parking

## SERVICES

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



## TENURE

The premises are available on a new lease at a commencing rental of **£6,000** per annum exclusive. The length of the lease will be determined by negotiation.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make

further enquiries as to the existence or otherwise of service charge outgoings.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band A (23)

The full EPC and recommendations report are available on request.

## BUSINESS RATES (source: [www.voa.gov](http://www.voa.gov))

To be assessed.

## 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 agents:-



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