

# TO LET / FOR SALE

## FIRST FLOOR OFFICE

Suite 6  
Branksome Park House  
Branksome Business Park  
Bourne Valley Road  
Poole, BH12 1ED

1,657 sq ft approx. **(May divide)**

**Rent: £21,500 plus VAT per annum exclusive**

**Sale: Offers over £350,000 plus VAT**



Reference: 2441.6/SGC

## LOCATION

Branksome Park House consists of a number of office suites arranged over two/three floors with a communal entrance providing access to the lift and stairwell

Part of the Branksome Business Park development only 2 miles to the west of Bournemouth town centre being a high profile location in an established business area.

## SPECIFICATION

The suite is located on the first floor and measures 1,657 sq ft. **Our clients may consider dividing to provide units of 705 sq ft and 768 sq ft**

The office specification includes:-

- ◆ Triple aspect
- ◆ Lighting
- ◆ Suspended ceilings
- ◆ Compartment perimeter trunking
- ◆ Comfort cooling / heating
- ◆ New fitted carpets
- ◆ New kitchen
- ◆ Two WC/wash cubicles
- ◆ Lift
- ◆ Entryphone system
- ◆ Four allocated car spaces in barrier controlled car park

## MEANS OF DISPOSAL

## TO LET

The suite is available on a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£21,500** plus VAT per annum exclusive incorporating upwards only rent reviews.

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.

Rents for divided units on application.

## FOR SALE

Offers invited over **£350,000** plus VAT  
The property is held on a 999 year ground lease at a peppercorn rent

## LEGAL COSTS

As is customary an ingoing tenant is to be responsible for landlord's reasonable legal costs incurred in the transaction.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts within the building and Business Park.

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

Rateable Value: Offices £20,000 (April 2017)

Parking spaces - £600 (April 2017)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (70)

The full EPC and recommendations report are 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.

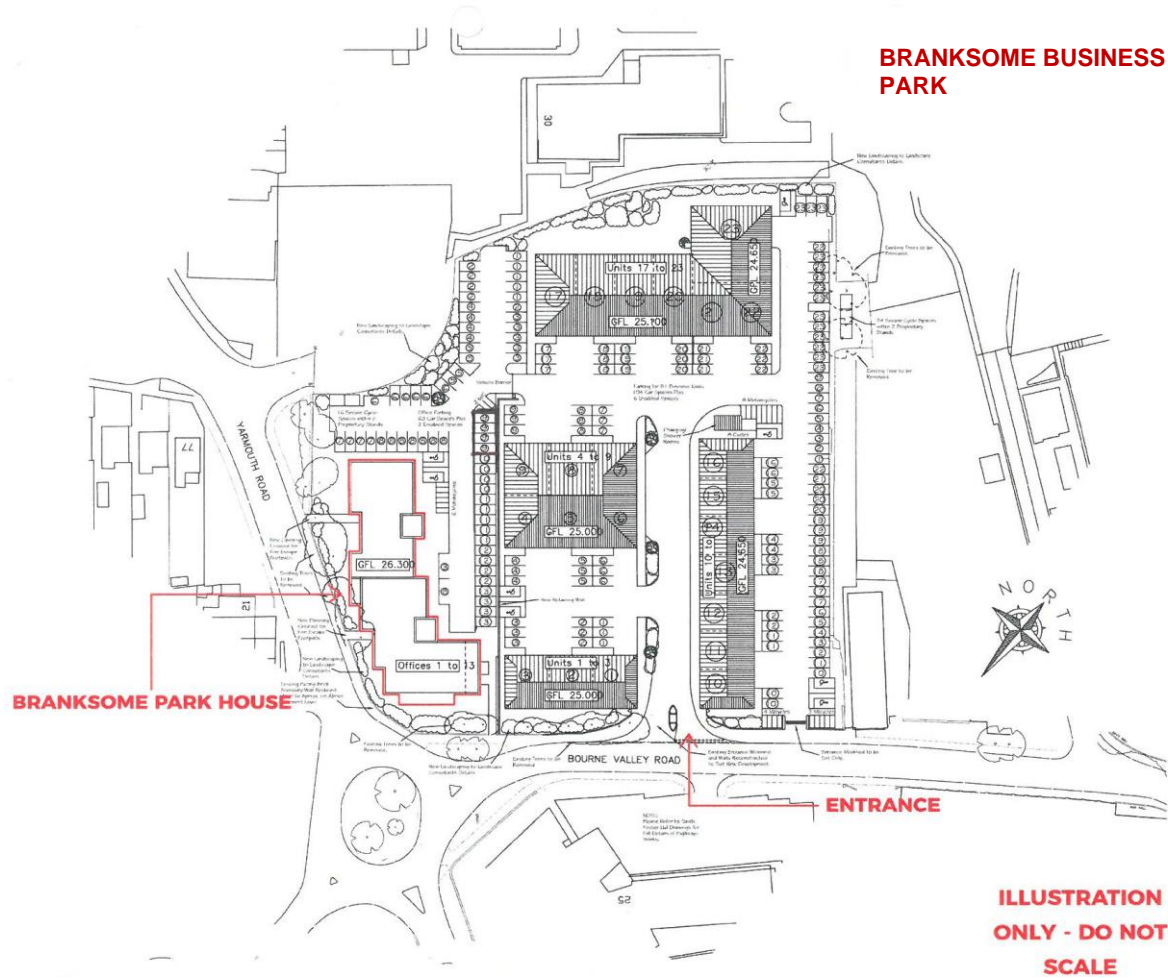
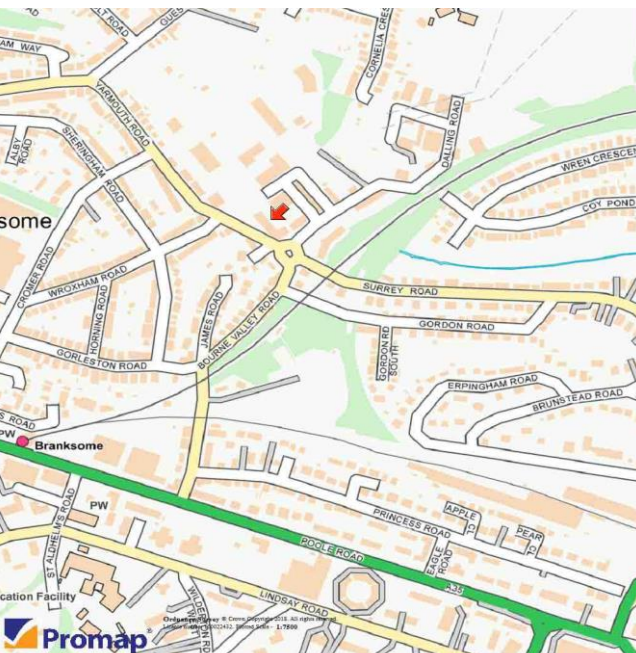


## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the landlords joint agents:-



**Steve Chiari**  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245



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