

TO LET GROUND FLOOR OFFICES (E Use Class) WITH CAR PARKING

At

26 Parkstone Road
Poole, BH15 2PG

- ◆ Poole Town Centre premises in established office location
- ◆ 806 sq ft (NIA) in 5 offices
- ◆ 8 on site car spaces
- ◆ Totally self-contained
- ◆ Gas central heating (not tested)
- ◆ Some attractive period features
- ◆ New lease by negotiation
- ◆ **£15,000** per annum exclusive
- ◆ Sole Agents



LOCATION

The property is strategically located within 200 yards of The George roundabout in the very centre of Poole's commercial district, fronting Parkstone Road (B3068) and within easy walking distance of both Poole Bus Station (5 mins) and Railway Station (6 mins)

There is a proliferation of other office and professional occupiers within the vicinity and other occupiers within the building include Clarke Rowe Solicitors and Ellis Belk Chartered Building Surveyors.

ACCOMMODATION

Net internal area of 806 sq ft approximately, recently redecorated throughout and arranged as 5 rooms, ladies and gents cloakrooms and kitchenette.

Specification includes:-

- Frontage to Parkstone Road
- Totally self-contained
- Own front and rear entrance doors
- 8 on site car parking spaces (marked)
- Full gas central heating (not tested)
- Carpeted throughout
- Fitted Kitchenette
- Some attractive period features

Office 1	263 sq ft
Office 2	49 sq ft
Office 3	150 sq ft
Office 4	215 sq ft
Office 5	129 sq ft

Ladies cloakroom/WC

Gents cloakroom/WC

Kitchenette

With fitted worktops, cupboards under and stainless steel sink unit.

Outside

8 marked parking bays in car park accessed off Seldown Lane. Self-contained access from rear.

TENURE

Available on a new full repairing and insuring lease by way of a service charge, term to be agreed at a commencing rent of **£15,000** per annum exclusive subject to periodic reviews.

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

Rateable Value: £9400

Small Business Rates Relief will apply subject to status.



ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (71).

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 agents:-



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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.