

## TO LET

**1,063 sq ft Office**

At

**132 Parkwood Road  
Southbourne  
Bournemouth  
BH5 2BN**

- ◆ Prominent corner location in thriving Bournemouth suburb
- ◆ Self contained accommodation
- ◆ Arranged on ground and first floor
- ◆ Net floor area – 1,063 sq ft
- ◆ On site car parking for 3 / 4 cars
- ◆ New lease
- ◆ Rent - £11,500 per annum exclusive
- ◆ No rates payable, subject to status
- ◆ Sole agents



## LOCATION

The building occupies a prominent corner position at the junction of Parkwood Road and Seabourne Road in this bustling Bournemouth suburb, midway between Bournemouth and Christchurch Town Centres.

There is on street car parking adjacent and Seabourne Road is a main bus route.

Southbourne offers a good mix of established local retailers, High Street names including Tesco Express, Sainsburys Local, Boots, Costa Coffee and Coffee #1 and a number of other professional office occupiers.

## ACCOMMODATION

### GROUND FLOOR

Entrance to:

<b>Reception</b>	125 sq ft
<b>Office 1</b>	148 sq ft
<b>Ladies and Gents Cloakrooms</b>	

### FIRST FLOOR

<b>Office 3</b> (with kitchenette)	199 sq ft
<b>Office 4</b>	125 sq ft
<b>Office 5</b>	154 sq ft
<b>Office 6</b>	312 sq ft

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.

## OUTSIDE

Forecourt car parking for 3 / 4 vehicles

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£11,500** per annum exclusive, subject to periodic reviews.

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

Rateable Value: £8,400

Small Business Rates Relief may apply subject to status.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

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 Sole Agents:-



**Steve Chiari**

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