

TO LET

OFFICE/ LIGHT INDUSTRIAL PREMISES

Suites 2 & 3
4-6 Shelley Road
Bournemouth
Dorset
BH1 4HY

830 / 930 / 1,760 sq ft
77 / 86 / 163 sq m



Reference: 2763/JEL

LOCATION

The premises is situated on Shelley road, between Ashley Road and Palmerston Road, a short distance to the A338 Wessex Way in a mixed commercial/ residential area in close proximity to Boscombe High Street.

DESCRIPTION

The premises is an end terrace commercial premises arranged as self-contained suites with the following features:

- Central heating
- Fully air conditioned
- Perimeter trunking and Cat 5 cabling
- LED lighting
- Carpeted
- 2 allocated car parking spaces per suite

ACCOMMODATION

Suite 2 830 sq ft (77 sq m)

Suite 3 930 sq ft (86 sq m)
plus 170 sq ft mezzanine

(Floor areas provided by landlord)

SERVICES

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



TENURE

The suites are available to let by way of new full repairing and insuring leases for terms to be agreed. Any lease will incorporate regular, upward only rent reviews.

RENT

Suite 2	£12,000 per annum exclusive
Suite 3	£12,000 per annum exclusive
Suites 2 & 3	Price on application

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

SERVICE CHARGE

There is a service charge in relation to annual insurance, and to maintain fire safety and security standards, plus a monthly upkeep visit. More details available from the landlord.

BUSINESS RATES (source: www.voa.gov)

The District Valuer's website provides the following information:-

Rateable Value: £18,500 (from 1st Apr 2017)
(For the building as a whole – but will be reassessed for individual suites if necessary and those companies who take up a single suite and it is their only place of business are likely to pay zero Business Rates and zero BID fees due to the small Business Rates Relief Scheme).

ENERGY PERFORMANCE CERTIFICATE

Suite 2 - Assessment - Band C (66)

Suite 3 - Assessment - Band C (65)

The full EPC and recommendations report are available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

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.

ANTI MONEY LAUNDERING REGULATION

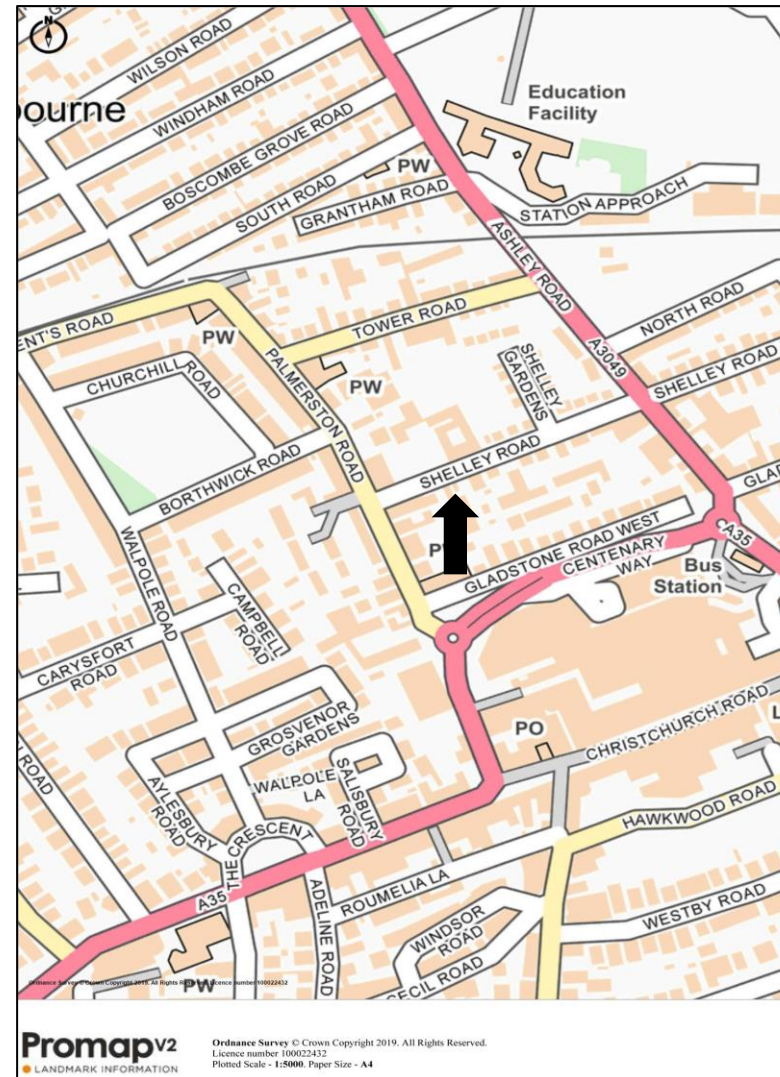
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-

Contact – Joe Lee

joe@nettsawyer.co.uk / 01202 556491



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