

Preliminary Details

To Let

Grade A Offices - 5,720 sq ft

4th Floor, Link House

**25 West Street
Poole
Dorset
BH15 1LD**

- * Top floor of Landmark Building in Poole Town Centre
- * Views over Poole Harbour and Purbecks
- * Other occupiers include Merlin & Coutts
- * Predominantly open plan, fitted to a very high standard
- * Manned main reception
- * 19 designated car spaces
- * Lift to all floors
- * New Lease
- * Rent -£114,400 pax (£20 per sq ft)

**AVAILABLE
DECEMBER
2023**



LOCATION

Poole is part of the prosperous South-East Dorset conurbation with a population of over 475,000. In addition to excellent road links via the A35, the town has fast rail links with London and the port of Poole operates regular passenger and freight services. Bournemouth International Airport is approximately 8 miles distant.

South East Dorset provides a superb living environment with Poole having the second largest natural harbour in the world. In addition, world class organisations such as Sunseeker, Lush, RNLI, Barclays, LV and Merlin have a base in the area.

Link House occupies a high profile location at the junction of West Street and New Orchard, close to the West Quay waterfront area, and is within close walking distance of a full range of town centre facilities including The Dolphin Shopping Centre, restaurants and public car parks.

DESCRIPTION

Link House provides grade A offices over ground and four upper floors. Current occupiers include Merlin and Coutts. Features include:

- * Integrated air conditioning / heating system
- * Raised access flooring to open plan office areas
- * DDA compliant
- * 2 x 10 passenger lifts
- * High quality carpeting
- * Integrated and recessed lighting
- * Shower facility
- * Manned reception

FOURTH FLOOR

The fourth floor is fitted out to an exceptionally high standard currently offering predominantly open plan space with a number of glazed partitioned private offices

Total net internal floor area – 5,720 sq ft (531 sq m)

19 on-site car spaces area allocated within a secure car park.

LEASE

New full repairing and insuring lease for a term to be agreed incorporating 5 yearly rent reviews.

Rent – **£114,400** pax

A service charge is payable in respect of the maintenance of the common parts of the building.

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

Rateable Value - £98,000 (from April 2023)

ENERGY PERFORMANCE CERTIFICATE

Awaiting details

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

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:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

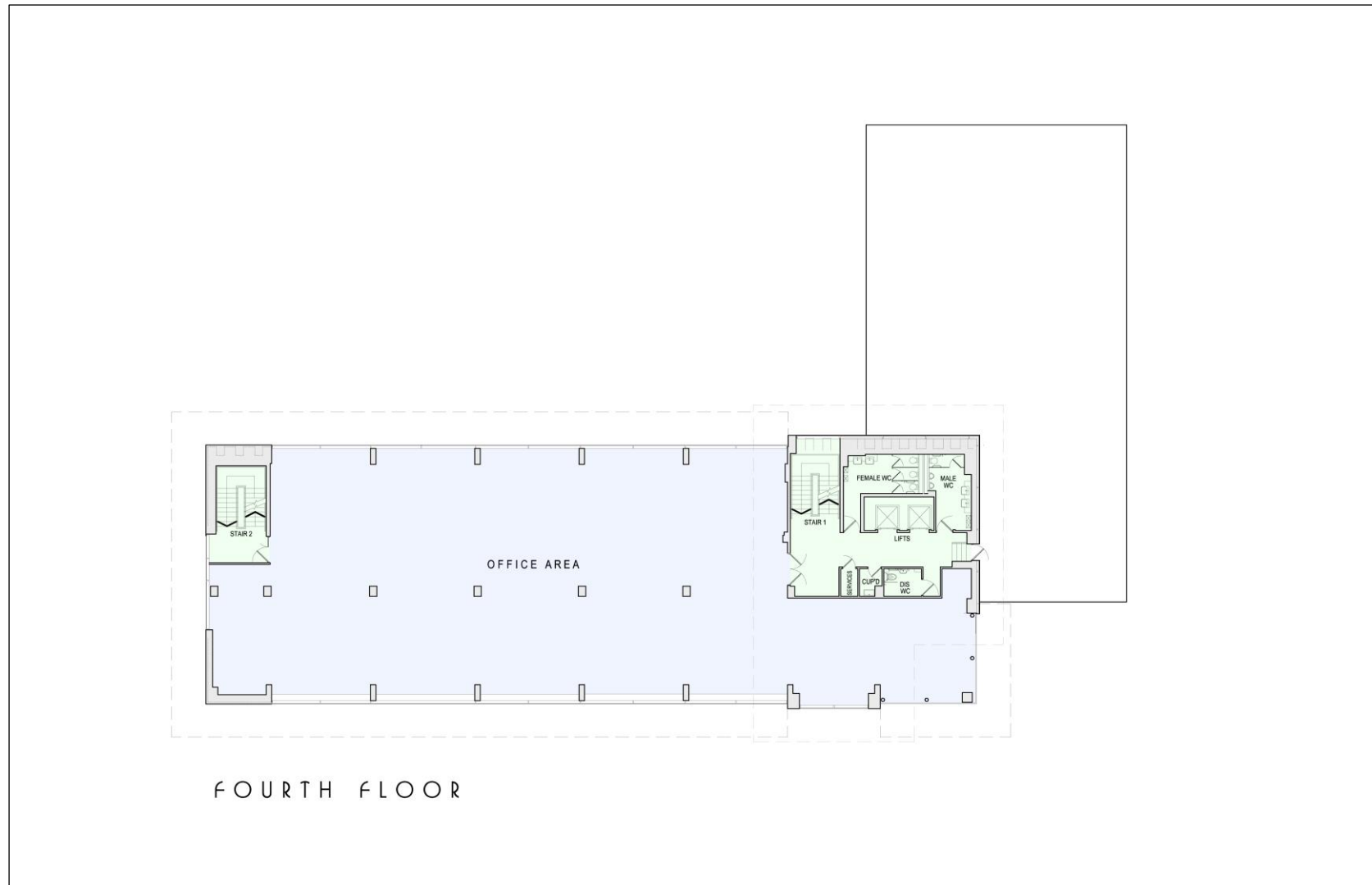
The Code can be viewed [HERE](#)



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.



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