

# TO LET **REDUCED** Town Centre Office Building

4 Winchester Place  
North Street  
Poole, BH15 1NX

- ◆ Prominent Town Centre office building, fronting North Street in most attractive, popular courtyard development
- ◆ 1,966 sq ft on three floors
- ◆ Good specification
- ◆ 8 designated on-site car spaces and visitor parking
- ◆ New lease, by negotiation
- ◆ Rent £26,000 pax plus VAT
- ◆ Viewing recommended



## LOCATION

Winchester Place is a most attractive, purpose-built courtyard office development in the heart of Poole Town Centre, fronting North Street and being located between Towergate Bridge and the High Street.

The Dolphin Shopping Centre, Poole mainline railway station and the central bus terminus are all within a few minutes walking distance.

The Holes Bay Relief Road provides immediate road access onto the main A35 and beyond.

## DESCRIPTION

The property comprises an attractive mid-terrace, self-contained office building.

The specification includes:

- Good natural light and dual aspect to all floors
- Double glazed windows
- Open plan with some partitioned private offices
- Some rooms with perimeter trunking
- Carpeted throughout
- Some air conditioning
- Ladies and gents cloakrooms
- Fully fitted kitchen
- Gas central heating



## PARKING

8 on-site designated car spaces and visitor parking.

## LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £26,000 pax plus VAT, on full repairing and insuring terms (by way of a service charge).

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

Rateable Value - £26,250 (April 2023 to present)  
RV Parking spaces - £3,150 (April 2023 to present)

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Poole), tel. 01202 123456) in connection with their own proposed use of the property.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc (currently £669.60 a quarter) .

## ENERGY PERFORMANCE CERTIFICATE

Assessment Band D

The full EPC and recommendations report are available on request.

## SERVICES

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

## 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.

## 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](#)

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



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