

TO LET

GROUND FLOOR OFFICE SUITE

Suite 3
Branksome Park House
Branksome Business Park
Bourne Valley Road
Poole
BH12 1ED

1,767 sq ft (164 sq m) approx.

£33,000 + VAT per annum exclusive



Reference: 2441.3/SJT

LOCATION

Branksome Park House consists of a number of office suites arranged over two/three floors with a communal entrance providing access to the lift and stairwell.

Part of the Branksome Business Park development only 2 miles to the west of Bournemouth town centre being a high profile location in an established business area.

DESCRIPTION

The development has prominent main road frontage with on site communal changing room/shower facility and cycle racks.

The suite is located on the ground floor and measures approx. 1,767 sq ft (164 sq m), this area includes lobby inside the suite.

The office specification includes:-

- ◆ Lighting
- ◆ Suspended ceilings
- ◆ Compartment perimeter trunking
- ◆ Comfort cooling / heating
- ◆ Fitted carpet
- ◆ Partitioned offices
- ◆ Teapoint / Welfare area
- ◆ Two WC / wash cubicles
- ◆ Lift
- ◆ Entryphone system
- ◆ Six allocated car spaces in barrier controlled car park

TENURE

The suite is available to let on a new full repairing and insuring lease for a term to be agreed incorporating upwards only rent reviews.

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.

RENT

£33,000 plus VAT per annum exclusive.

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

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts within the building and Business Park. We have been advised by our client the current service charge budget is £1,590 plus VAT per quarter.

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

Rateable Value: Office £27,750 (1st April 2023 to present)

Parking space: £120 (1st April 2023 to present)

Parking spaces: £600 (1st April 2023 to present)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B (38)

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 landlords joint sole agents:-



Steven Tomkins

stevet@nettsawyer.co.uk

01202 550246



James Edwards

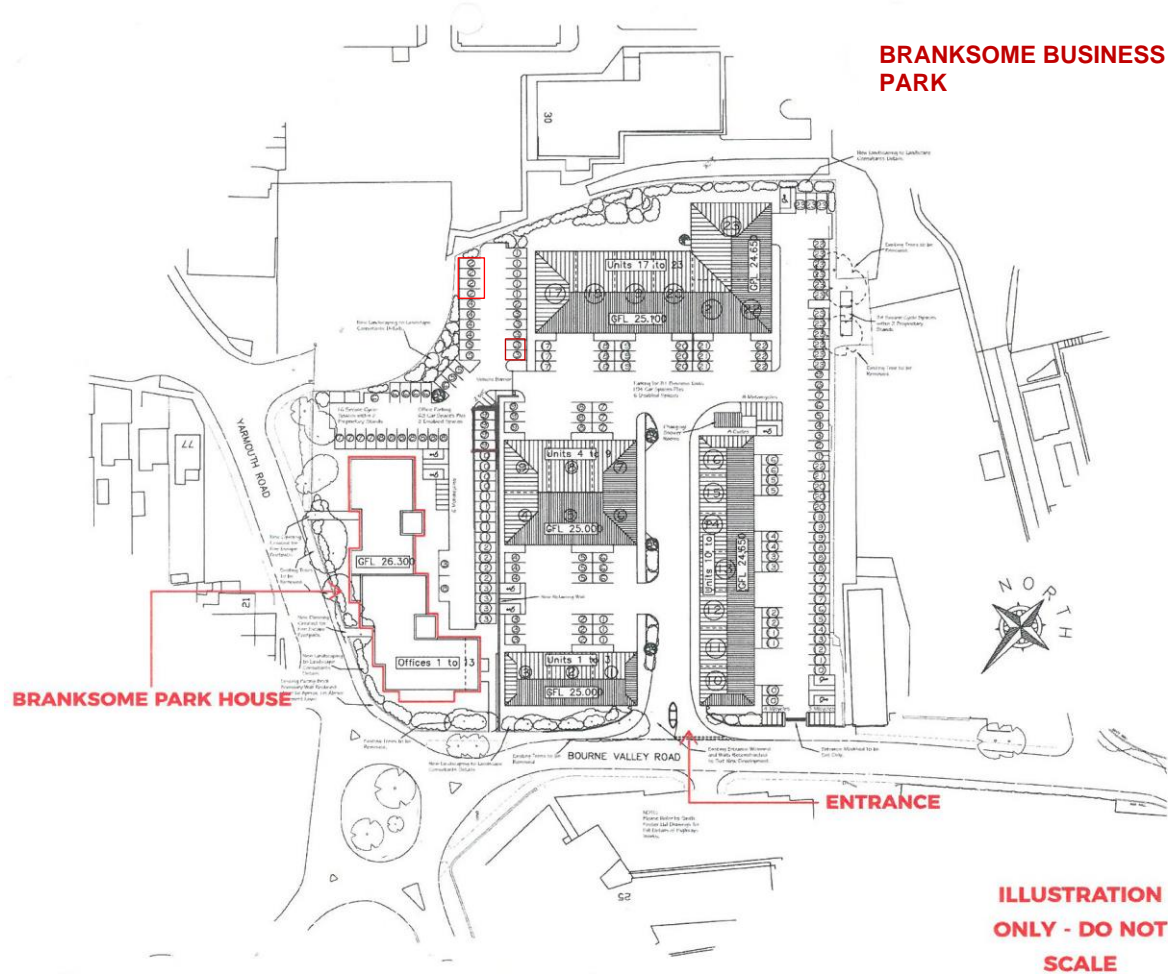
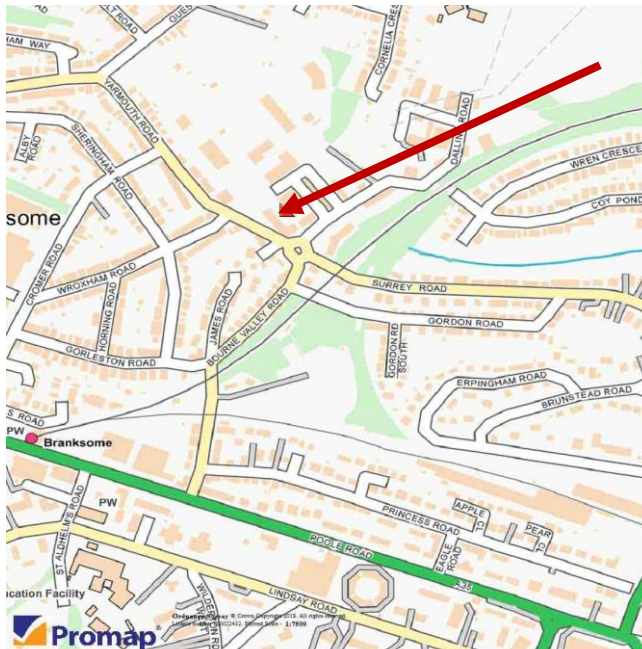
james.edwards@goadsby.com

01202 550123

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](#)



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