

## TO LET

### Fully Furnished Serviced Office Suite in Wimborne Town Centre at

**Suite 1  
7 The Square  
Wimborne Minster  
BH21 1JA**

- \* Located in the very heart of this most attractive Dorset market town
- \* Fully serviced accommodation  
304 sq ft  
Communal reception area – 152 sq ft  
Shared cloakroom and kitchen
- \* Inclusive Rent (excluding electricity only)  
£575pcm plus VAT  
Flexible terms, minimum 12 months
- \* One on-site car parking available
- \* Sole Agents



## LOCATION

The office is located on the first floor of an attractive Grade II Listed building in the very heart of the historic Dorset market town of Wimborne Minster.

The town centre features a vibrant mix of local and national retailers and quality independent and chain eateries and coffee shops including Costa and Wetherspoons. There are numerous town centre car parks within easy walking distance.

## ACCOMMODATION

Accessed off East Borough through an imposing front doorway.

### First floor

Office – 124 sq ft

Office – 180 sq ft

Shared use of communal reception area, cloakroom and kitchen.

### Features include:

- \* electric heating
- \* carpets
- \* fluorescent lighting



## CAR PARKING

One space is available in private car park to the rear of the building at an additional Licence fee of £330 per annum.

## LEASE

Available on minimum 12-month terms. Rent is inclusive of water, maintenance, buildings insurance, rates and cleaning of common parts.

An additional pro-rata charge based on floor area will be made for electricity.

Lease will be contracted outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

## RENT

£575pcm plus VAT

Rent is payable monthly in advance.

A rent deposit will be required

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

Not payable as rent is inclusive of business rates

## ENERGY PERFORMANCE CERTIFICATE

Not required as property is Grade II Listed.

## 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:-



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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.