NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

Preliminary Details

TO LET

Grade A Offices - 5,415–11,135 sq ft

1st & 4th Floors
Link House
25 West Street
Poole
Dorset
BH15 1LD

* First and fourth floors of Landmark Building in Poole Town Centre – Available individually
* Views over Poole Harbour and Purbecks
* Other occupiers include Merlin & Nat West
* Predominantly open plan, fitted to a very high standard
* Manned main reception
* 18 designated car spaces – 1st floor
  15 designated car spaces – 4th floor
* Lift to all floors
* Commencing Rent - From £11.26 per sq ft
* Sole Agents

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

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 Nat West.

Features include:

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

FIRST FLOOR

The first floor is fitted out to a good standard offering open plan space with a couple of private offices.

Total net internal floor area – 5,415 sq ft

18 on-site car spaces allocated within a secure car park

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)

15 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

First floor

In year 1 - £61,000 pax (£11.26 psf)
rising to £97,470 pax (£18 psf) in years 2-5

Fourth floor

In year 1 - £71,500 pax (£12.50 psf)
rising to £114,400 pax (£20 psf) in years 2-5

Both subject to 5-year minimum term

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 - 1st Floor – to be re-assessed
Rateable Value - 4th Floor - £98,000 (from April 2023)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (First Floor)
Assessment - Band C (Fourth Floor)

The full EPC and recommendations report are available on request.

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.

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, UTILILTIES 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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-

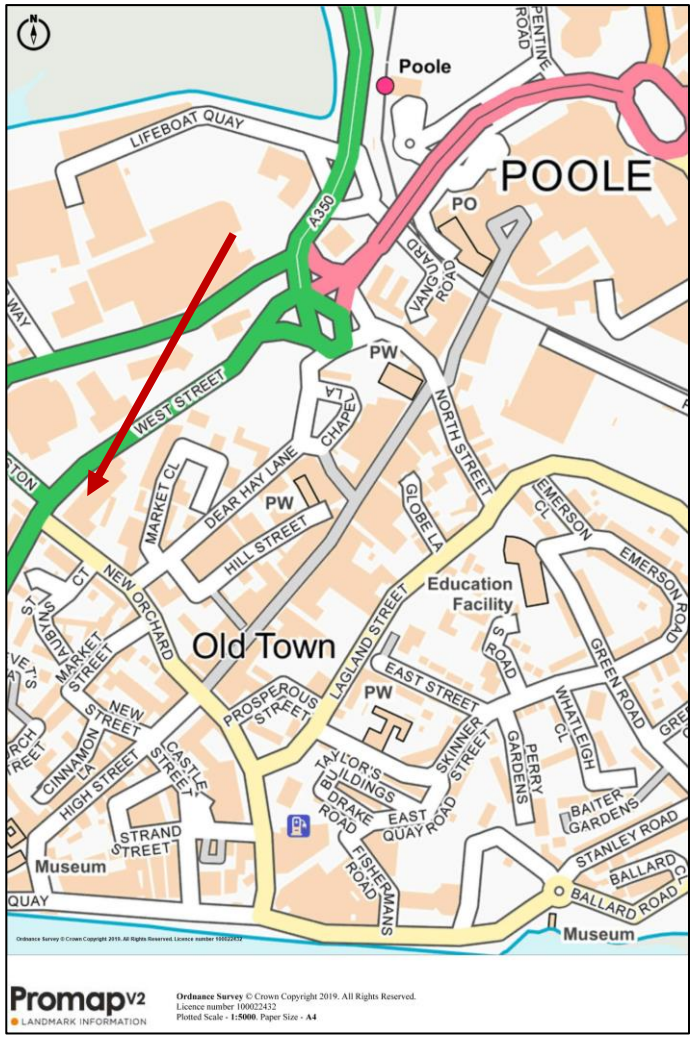
NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

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**

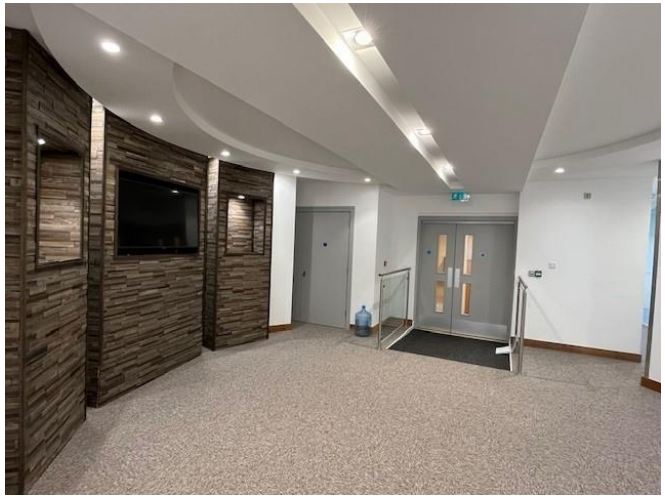


THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.

First Floor

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, UTILILTIES 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.

Fourth Floor



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, UTILILTIES 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.

Fourth Floor

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, UTILILTIES 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.

Fourth Floor

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, UTILILTIES 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.