NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

SECOND FLOOR OFFICE

Suite 11
Branksome Park House
Branksome Business Park
Bourne Valley Road
Poole, BH12 1ED

1,660 sq ft (154 sq m) approx.

£24,050 plus VAT per annum exclusive

01202 556491
www.nettleshipsawyer.co.uk

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

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.

SPECIFICATION

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

The suite is located on the second floor and measures 1,660 sq ft (154 sq m), this area includes lobby inside the suite.

The office specification includes:-

- Lighting
- Suspended ceilings
- Compartment perimeter trunking
- Comfort cooling / heating
- Fitted carpet
- Teapoint
- Two WC/wash cubicles
- Lift
- Entryphone system
- Balcony
- Five 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.

RENT

The commencing rental will be **£24,050** plus VAT per annum exclusive.

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

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts within the building and Business Park. Figure for current year is £1500 +VAT per quarter.

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

Rateable Value: £12,750 (From 1st April 2026)

Parking Spaces: £1,000 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band E (115)

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 agents:-

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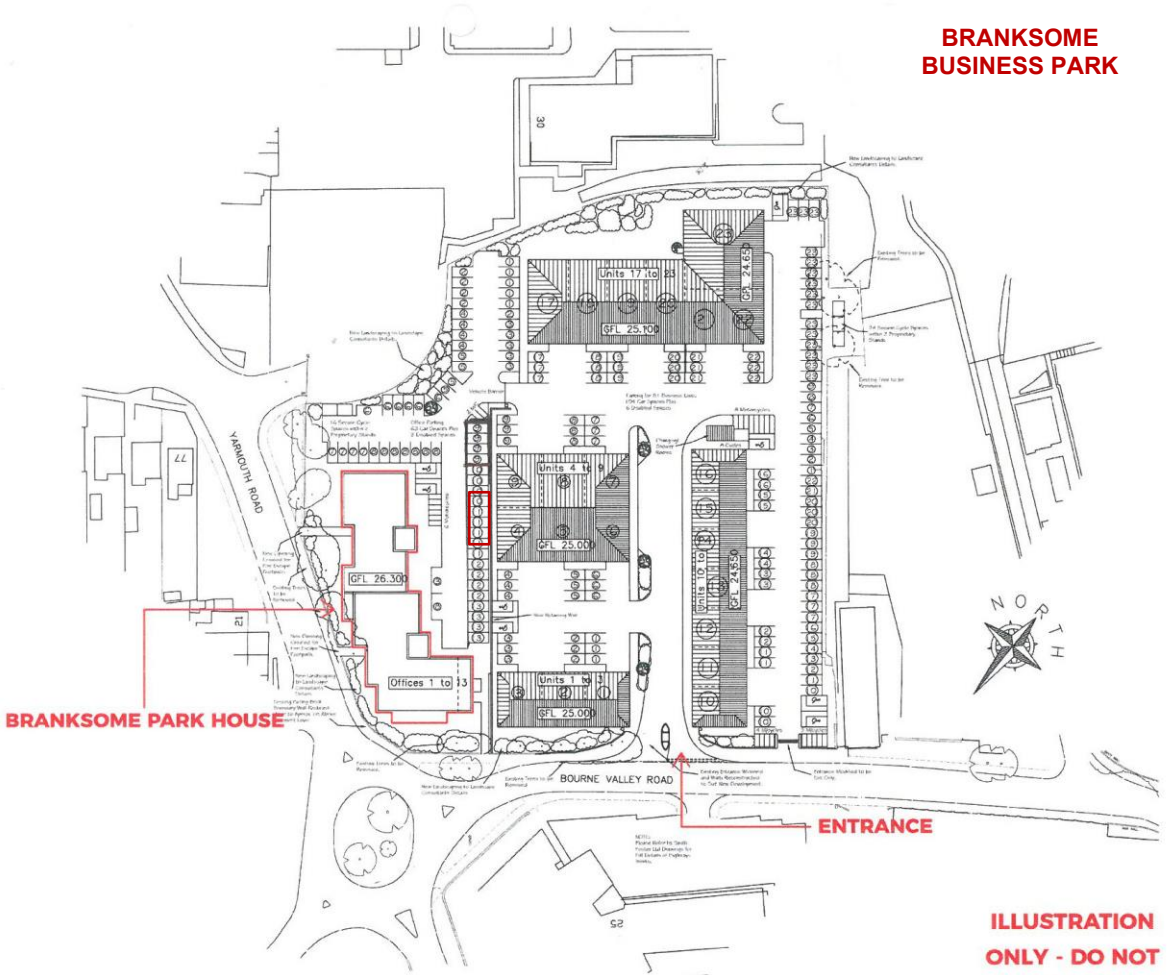
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED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



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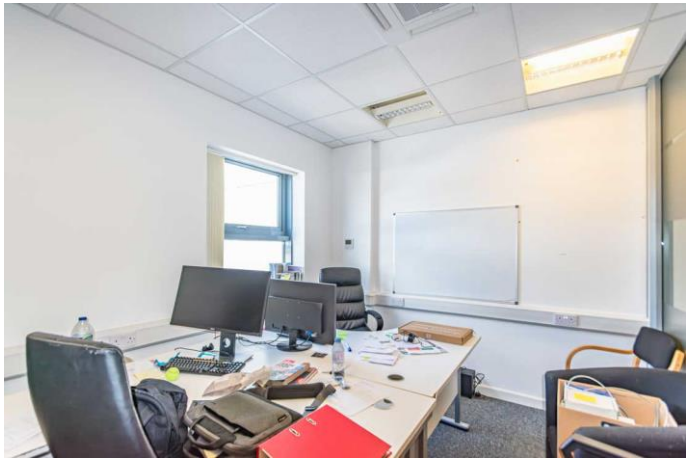

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