

TO LET

MODERN OFFICE

Suite 2, The Yard
Loch Road, Poole
BH14 9EX

41.4 Sq.M. (445 Sq.Ft.)



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DESCRIPTION

The Yard comprises a modern warehouse style office development.

Over ground and first floor levels, the building offers a rare design in the area with arched feature windows, exposed brick and steelwork internally, galvanised supply and extract pipework and vaulted ceilings to the first floor.

There is one self contained ground floor suite available to rent with separately metered services, private WC/shower and parking space. The office is provided with its own energy efficient gas boiler, low energy LED lighting throughout and kitchenette.

4.7m x 8.8m maximum

TENURE

The premises are available to rent by means of a new FRI lease for a term to be agreed.

LOCATION

Ideally located equidistant and approximately 2.5 miles from Bournemouth & Poole Town centres, The Yard is accessed by a service road from Loch Road, which in turn connects Alexandra Road and Ashley Road in the Branksome area of the conurbation. Major bus routes pass in close proximity to the site and Branksome Train Station, on the London to Weymouth Line, is less than 0.5 miles away. Ashley Cross and Westbourne centres with their array of restaurants, bars and cafes are approximately a mile away and the Redlands Retail Park which includes John Lewis Home, Next and Laura Ashley is a five minute walk.

RENT

Suite 2 - £ 13,000 per annum + VAT

Rent is exclusive of VAT, insurance, business rates and service charge.

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LEGAL COSTS

If parties wish to use the proposed short-form lease then there will be no legal costs payable for the landlord.

EPC

To be confirmed in proposed configuration

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax.

RATES

Rateable value is currently £4,100

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

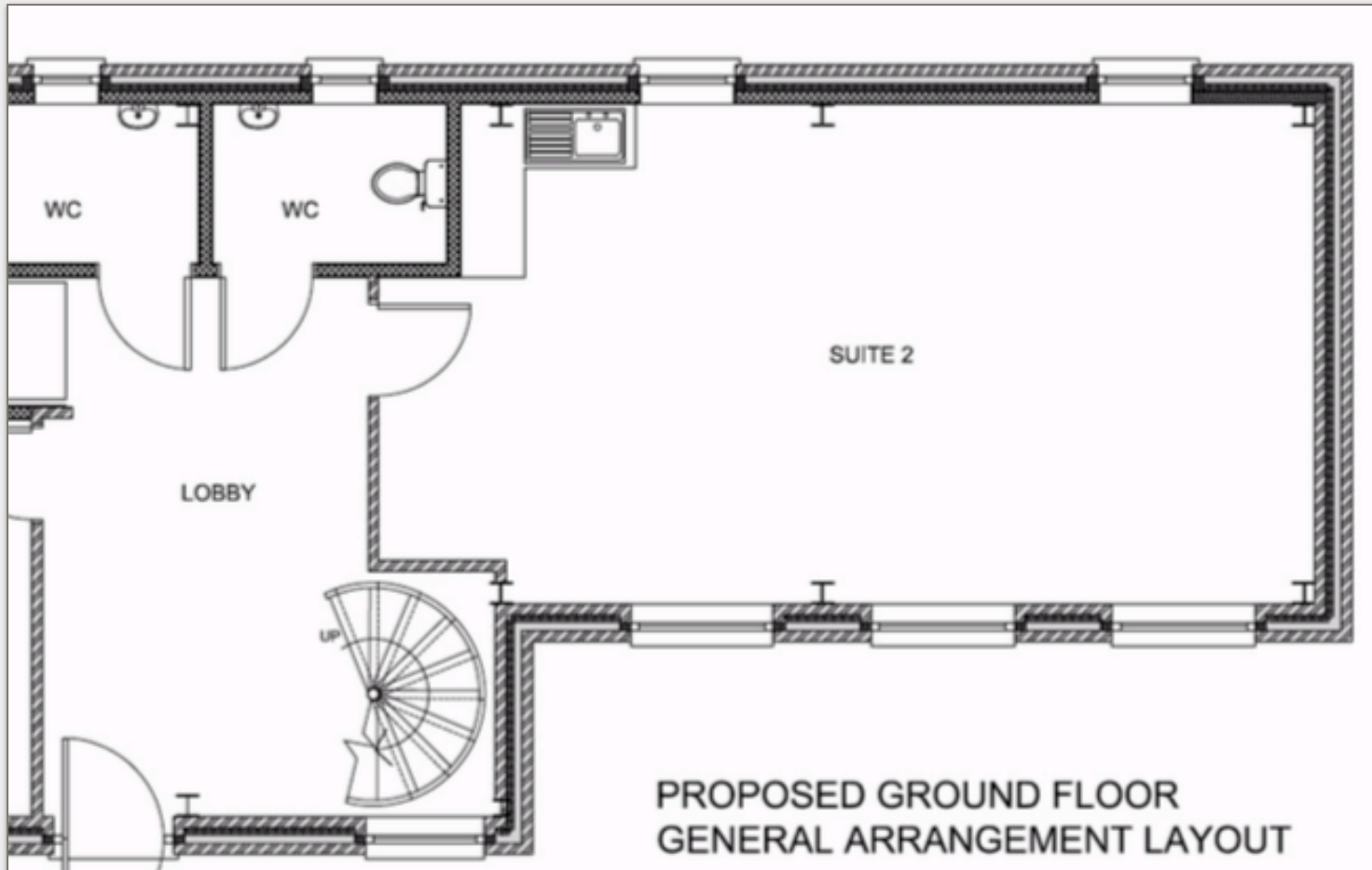
For more information visit:

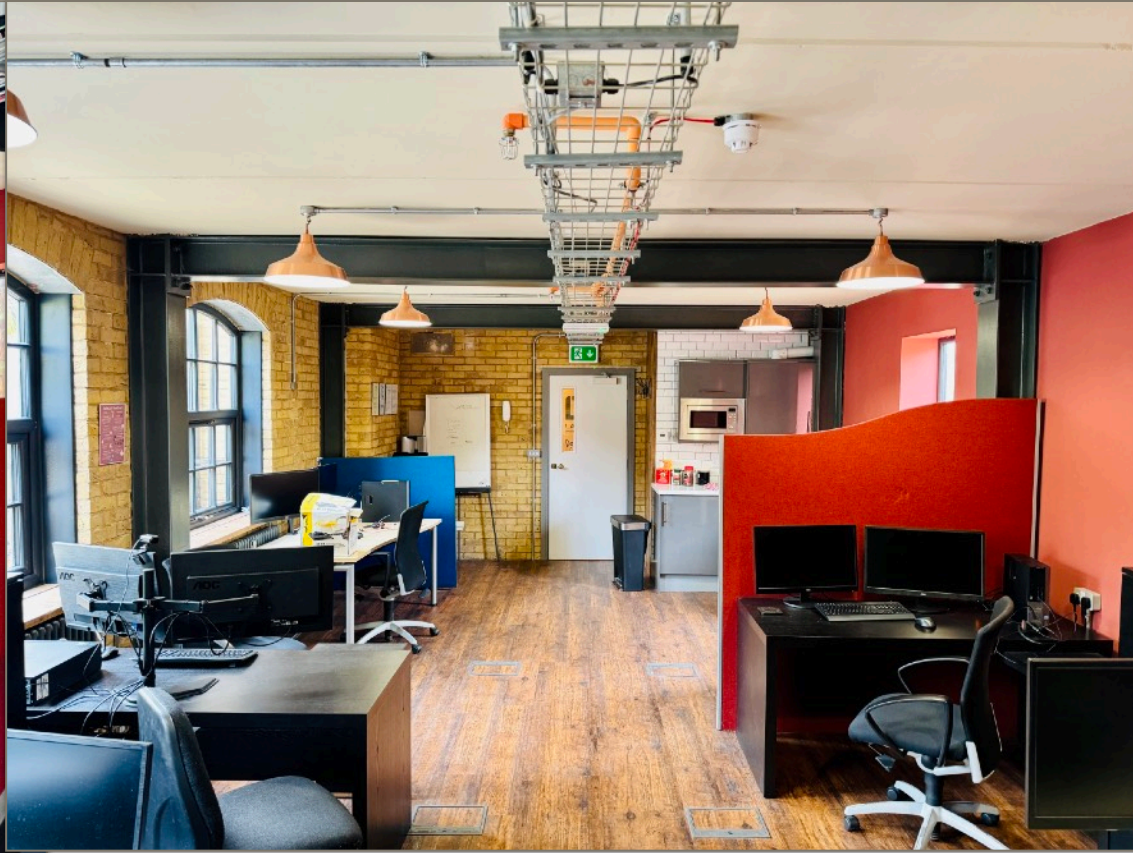
<https://www.gov.uk/introduction-to-business-rates>

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.





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