



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**DISCOVERY COURT BUSINESS CENTRE
BRANKSOME HOUSE SUITE 1-4
551-553 WALLISDOWN ROAD POOLE BH12 5AG**



Serviced Offices TO LET

- 10 Parking spaces
- New lease
- Total floor area: 5,924 sq.ft.

**Available on a new
lease at
£15 per square foot**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Located off Wallisdown Road Discovery court offers modern open plan serviced offices in a range of sizes. Discovery Court has good on site parking, shared use of a kitchenette, on site restaurant and communal seating areas in the building for staff and clients to use.

The subject premises comprise an open plan office on ground floor close to the main reception area to the building. This is a fully fitted and functional office with voice and web access in place – all finished to a high standard.

ACCOMMODATION

Ground floor office	5924 sq.ft.
Suspended flooring	Suspended ceiling
Cat 5 and 7 throughout	Air conditioning
LED Lighting	Separate server room
Separate Kitchen	Own entrance off car park
10 Parking Spaces	

EPC RATING TBC

RATEABLE VALUE - £69,000

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental £15 per square foot. £88,860 p.a.

Inclusive of water and sewage, exclusive of electricity.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550.

PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

LEGAL FEES

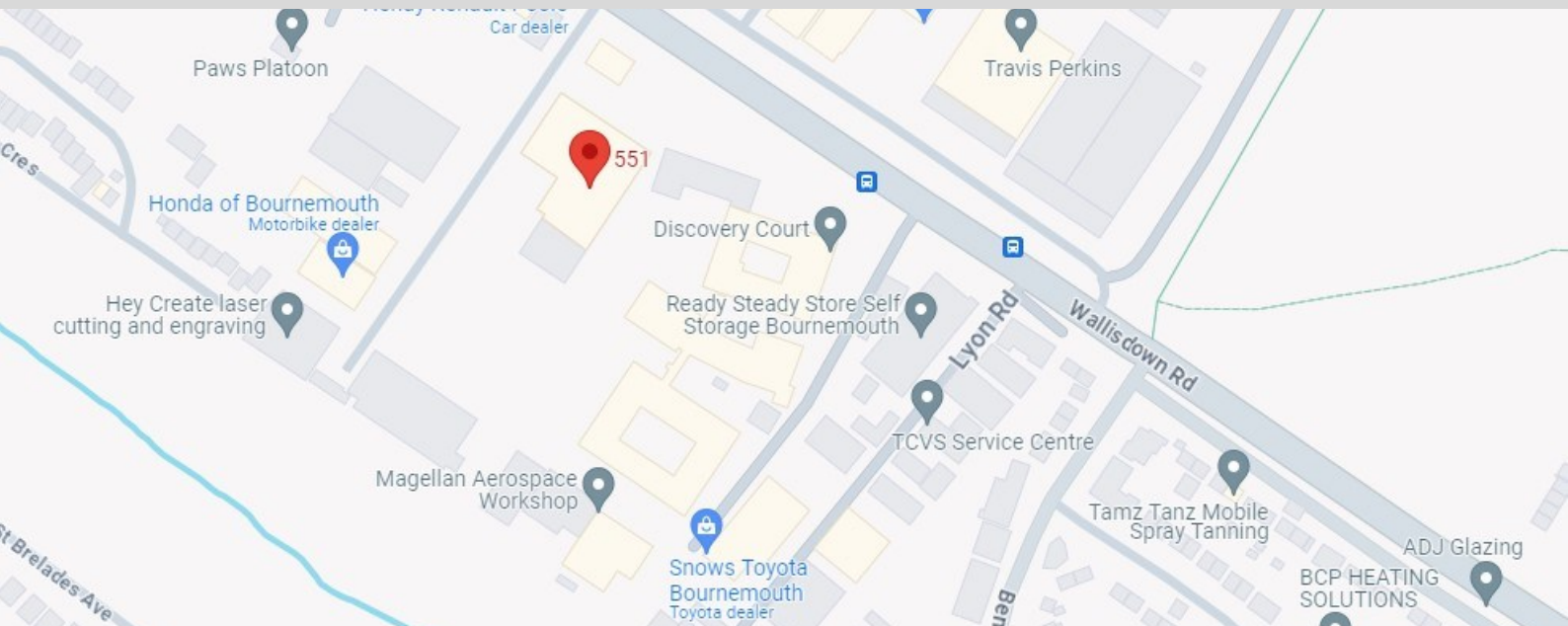
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

BRANKSOME HOUSE

