

TO LET

MODERN OFFICE ACCOMMODATION

Hello House
135 Somerford Road
Christchurch
BH23 3PY

Suites from 202 sq ft (19 sq m)
to 413 sq ft (38 sq m)

From £5,050 - £10,325 per annum



LOCATION

The premises offer a main road position on Somerford Road approximately ¼ of a mile from the A35 Christchurch bypass and approximately 2 miles from the Christchurch Town Centre.

DESCRIPTION

Hello House is a three storey detached building providing modern office accommodation set in landscaped grounds with a gated car park to the rear and CCTV security coverage.

A shared ground floor reception is accessed from Somerford Road via a paved approach with a separate pedestrian access from the rear car park. It has automatically operated sliding doors, providing a modern and stylish entrance which is air conditioned and benefits from security cameras. There is a lift, male and female WC/wash facilities at first and second floor level together with a disabled WC on the ground floor.

Features include:-

- ❖ Carpeting
- ❖ Air conditioning
- ❖ Perimeter Trunking
- ❖ Suspended Ceilings
- ❖ Cat 2 Lighting
- ❖ Car parking

Please note that the car spaces have separate assessments, and each space currently has a rateable value of £300 (April 2023).

The rents are per annum inclusive of service charge, buildings insurance and utilities but exclusive of telephone/internet costs, business rates and cleaning of own suite.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

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.

<u>First Floor</u>	<u>Area Sq Ft</u>	<u>Area Sq M</u>	<u>Rent per annum</u>	<u>Car Parking</u>	<u>Availability</u>	<u>Rateable value</u>
Suite 4, Office 4	401	37	£10,025	1	Available	£5,000 (from 1 st April 2023)
Suite 4, Office 6	413	38	£10,325	1	Available	£5,200 (from 1 st April 2023)
Suite 4, Office 7	315	29	£7,875	1	Available	£3,950 (from 1 st April 2023)
Suite 3, Office 1	309	29	£7,725	1	Available	£5,300 (from 1 st April 2023)
Suite 3, Office 5	202	19	£5,050	1	Available	£2,200 (from 1 st April 2023)
Second Floor						
Suite 6, Office 1	366	34	£9,150	1	Available	£4,850 (from 1 st April 2023)
Suite 6, Office 2	377	34	£9,425	1	Available	£4,850 (from 1 st April 2023)
Suite 6, Office 4	376	35	£9,400	1	Available	£4,750 (from 1 st April 2023)



ENERGY PERFORMANCE CERTIFICATE

Assessment – First floor Suite 4 - Band D (88)
Second Floor Suite 6 - Band D (91).

The full EPC and recommendations report are available on request.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Reference: 2240//SGC

ANTI MONEY LAUNDERING REGULATION

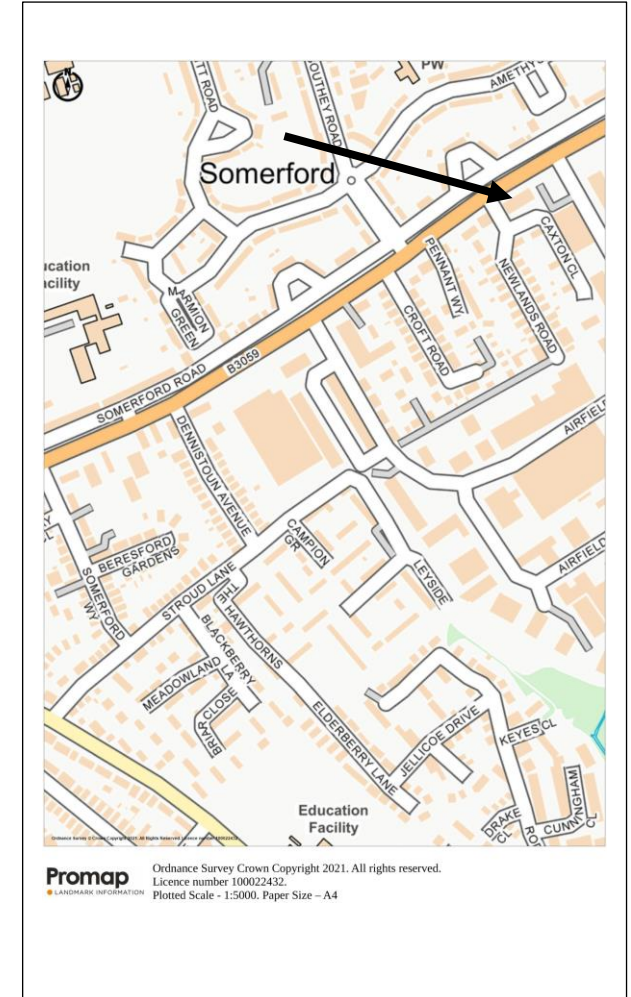
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245



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