

TO LET

FIRST FLOOR OFFICE SUITE

at

**Tayfield House
38 Poole Road
Westbourne BH4 9DW**

- ◆ Most attractive purpose-built office Building
- ◆ 631 (58.62 m²) sq ft office suite
- ◆ 2 allocated on-site car parking spaces
- ◆ Fully inclusive rent of £1,050 plus VAT per calendar month
- ◆ Flexible terms
- ◆ Well located enjoying excellent access to Wessex Way and a very short walk to Westbourne
- ◆ No rates (subject to status)



LOCATION

Tayfield House occupies a strategic location at the eastern end of Westbourne and enjoys excellent access to the Wessex Way (A338) and easy access to the whole Bournemouth, Poole, Christchurch conurbation.

There are a number of Local Authority car parks and on-street car parking within the immediate vicinity.

ACCOMMODATION

Tayfield House is a prominent office building on Poole Road at Westbourne which has a secure entrance with a door entry system to each office. The available accommodation is located at first floor level where there are male and female WC/ wash facilities together with a kitchenette facility.

The office is carpeted and has a suspended ceiling with recessed lighting together with central heating. The suite is predominantly open-plan with two separate partitioned rooms.

The suite has 2 allocated car parking spaces.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Assessment C (54)

The full EPC and recommendations report are available on request.

TERMS

The office suite is available on an all-inclusive license agreement for a minimum term of one year.

The licence agreement is arranged on an all-inclusive basis where the quoted rent includes rates, use of common facilities, lighting, heating, refuse disposal, water and environmental, fire alarm and fire extinguisher maintenance and landscaping.

The suite is available at a rental of **£1050** per calendar month plus VAT inclusive.

The costs exclude IT/telecoms and office cleaning and business rates.

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

Rateable Value: £7,900 (April 23)

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 sole agents:-



Steve Chiari
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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, 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.