

FOR SALE / TO LET

**Detached office / training
facility - 2,010 sq ft**

At

**54a Ashley Road
Parkstone
Poole
BH14 9BN**

- ◆ Detached office / training premises
- ◆ With development potential (STPP)
- ◆ Ground floor - 1,222 sq ft
- ◆ First floor – 788 sq ft
- ◆ On-site parking for 3-4 cars
- ◆ Freehold - £295,000
- ◆ To let - £17,000 pax



LOCATION

The property is situated immediately adjacent a service road at the eastern end of Ashley Road, close to the Poole Retail Park.

Ashley Road is a main arterial road providing access between Bournemouth and Poole, is a main bus route, provides easy access to the Wessex Way and the motorway network beyond.

DESCRIPTION

Detached part two-story building with brick built, part rendered walls under a predominantly pitched tiled roof.

ACCOMMODATION

Ground Floor - 1,222 sq ft

First Floor - 788 sq ft

Features include:

- * Accommodation currently partitioned to provide individual offices and stores
- * Gas central heating
- * Kitchen and cloakroom facilities on each floor
- * Each floor has own entrance door
- * On-site car parking for 3-4 cars

MEANS OF DISPOSAL

Freehold

£295,000 with full vacant possession or

Leasehold

The property is available on the new full repairing insuring lease, terms to be agreed at a rent of £17,000 pax subject to periodic reviews.

BUSINESS RATES source: www.voa.gov.uk

Rateable Value - £17,750

ENERGY PERFORMANCE CERTIFICATE

D Rating

SERVICES

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

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 sole agent:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

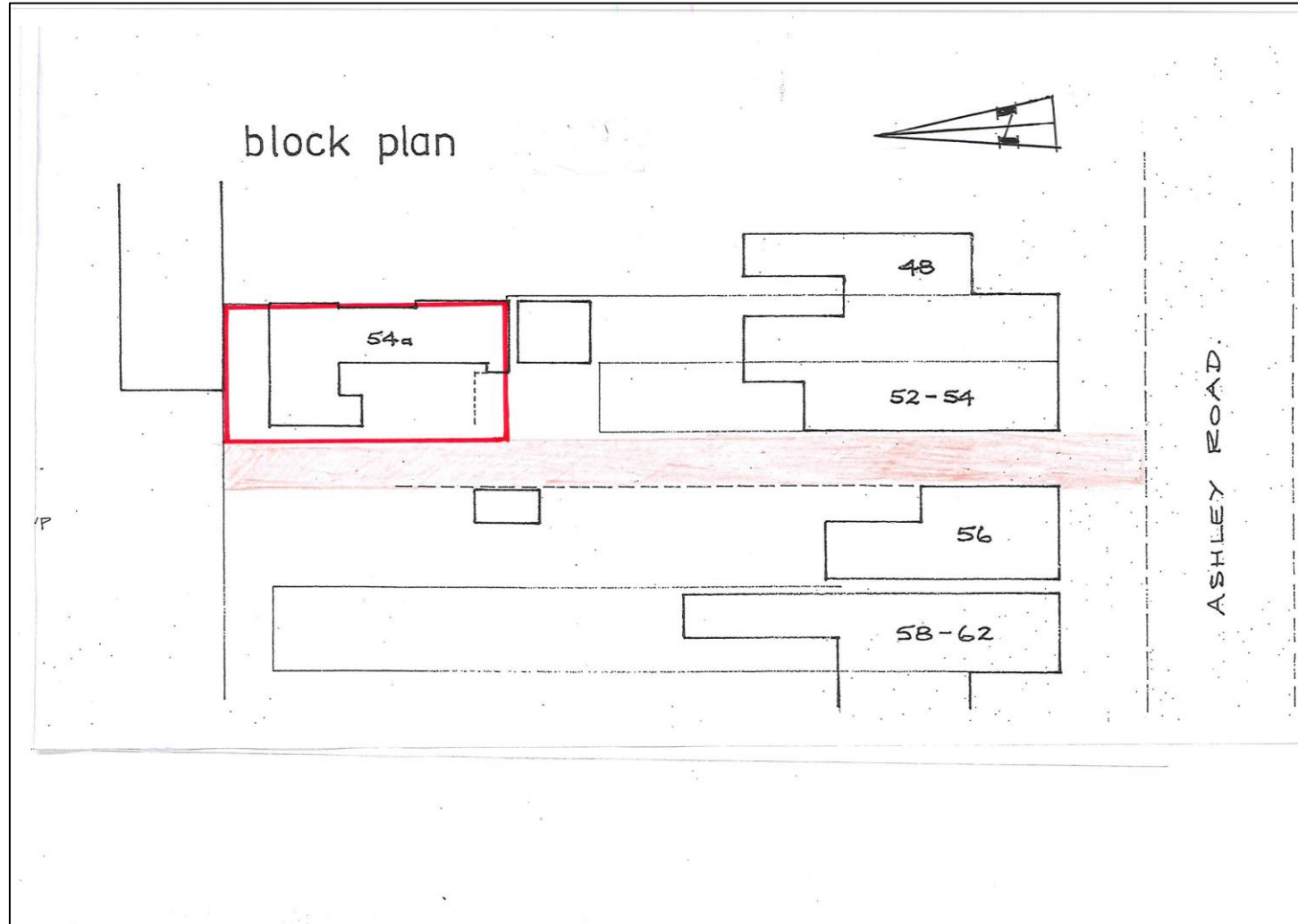
The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

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.



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