

TO LET

MODERN OFFICES SUITES WITH CAR PARKING

Haviland House
17 Cobham Road
Ferndown
BH21 7PE

Suite 6 - 880 sq ft £14,000 + VAT pax
Suite 9 - 1,291 sq ft £17,500 + VAT pax



Suite 9





Suite 9

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.



Suite 6

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.

Reference: 2737/Hav

LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

DESCRIPTION

Haviland House is a detached three storey office building benefiting from modern clad elevations and double glazed windows. Each suite has dedicated cloakroom and teapoint facilities. Features include:-

- Suspended ceilings with integral lighting
- Carpeting
- Heating / cooling cassettes
- Teapoint
- Two WC / wash cubicles
- Lift (Suite 6)
- Door entry system
- Electric sub meters
- Allocated car parking

ENERGY PERFORMANCE CERTIFICATE

Suite 6 - Awaiting report
Suite 9 - Awaiting report

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.

ACCOMMODATION & RENT

The premises are available to let on effectively new full repairing and insuring leases for a term to be agreed incorporating upward only open market rent reviews.

The rent quoted is exclusive of VAT, business rates, service charge, insurance premium and all other outgoings.

Suite 6 – 880 sq ft, First Floor, open plan office

Rent - **£14,000** per annum exclusive of VAT and all outgoings
Service charge – £660 + VAT per quarter
Parking - 4 allocated car parking spaces
Rateable value – office: - £8,600 (April 2023 to present)
Rateable value – 2 parking spaces £500 (April 2023 to present)
(Assessment only includes 2 of the 4 spaces allocated)

Suite 9 – 1,291 sq ft , Second Floor, arranged as open plan and partitioned offices with separate meeting room

Rent - **£17,500** per annum exclusive of VAT and all outgoings
Service charge – £950 + VAT per quarter
Parking - 5 allocated car parking space
Rateable value – office: - £8,600 (April 2023 to present)
Rateable value – 3 parking spaces £750 (April 2023 to present)
Rateable value – 2 parking spaces £500 (April 2023 to present)

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Sole agents:-

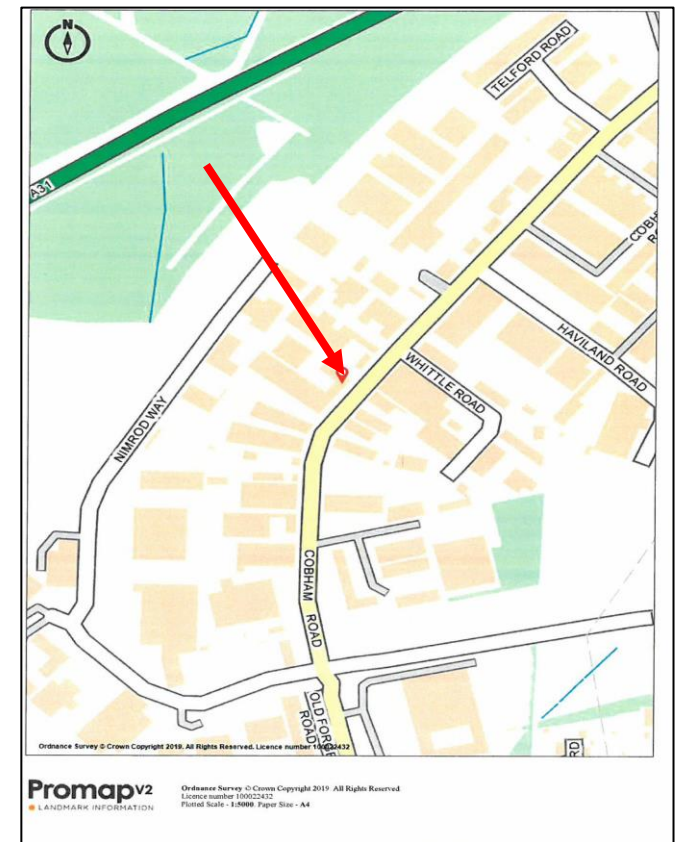


Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

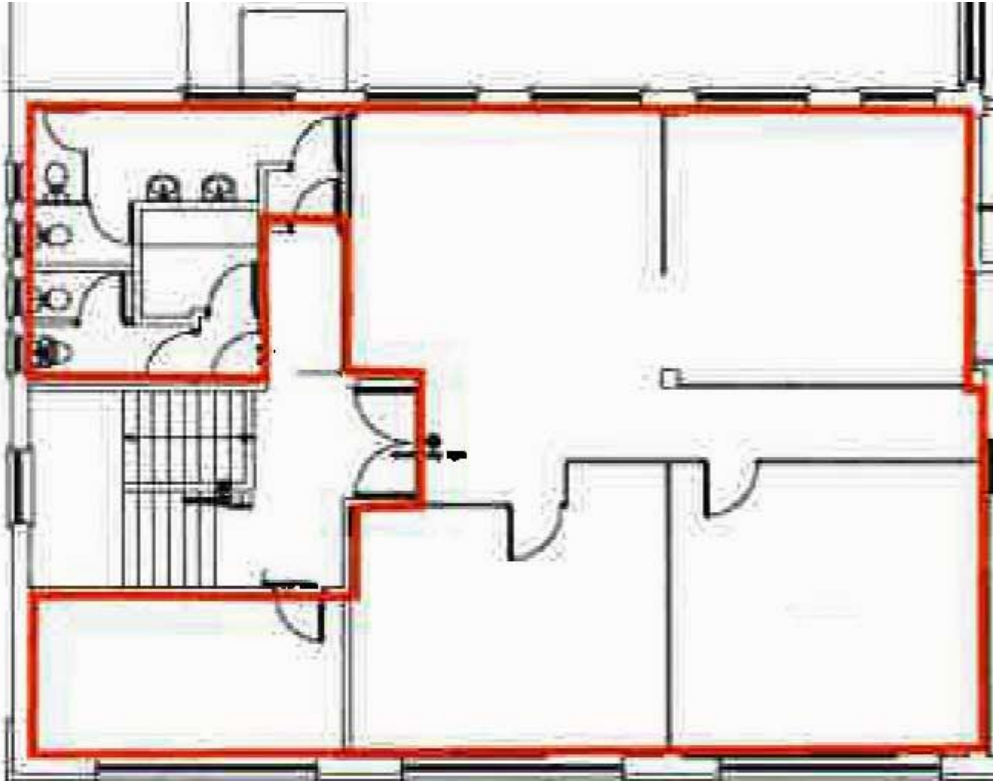
CODE FOR LEASING BUSINESS PREMISES

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](#)



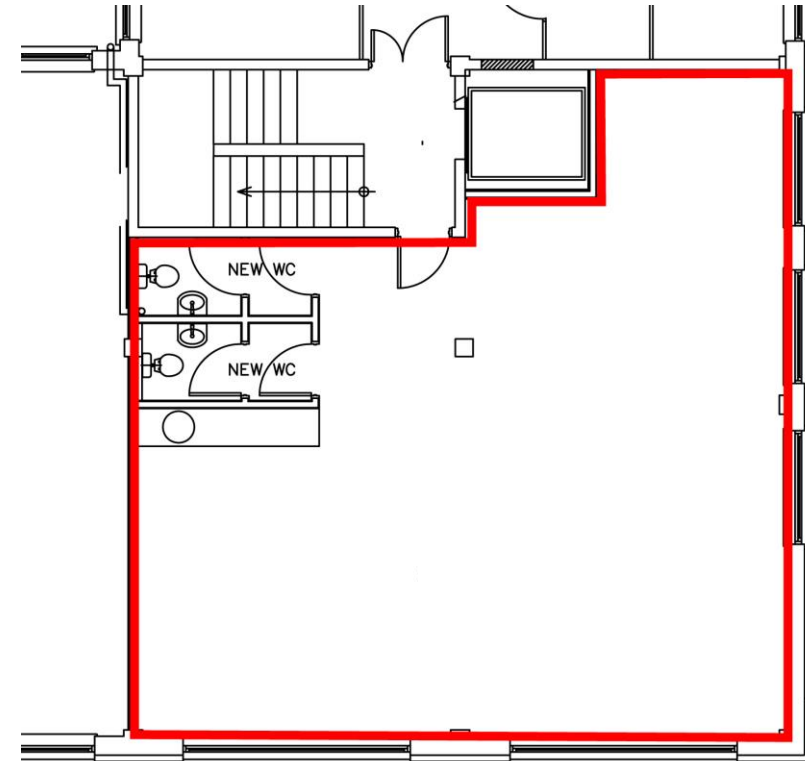
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED 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.



Second Floor

Suite 9

Not to scale, for identification purposes only



First Floor

Suite 6

Not to scale, for identification purposes only

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.