

TO LET

Modern Offices 524 sq ft with parking

At

Ground Floor
19 Slader Business Park
Witney Road
Nuffield Industrial Estate
Poole BH17 0GP

- ◆ Located on ground floor of modern business unit
- ◆ Suite of 4 modern offices with shared kitchen / cloakroom facilities
- ◆ 524 sq ft
- ◆ 2 on-site car spaces
- ◆ New lease terms by way of negotiation
- ◆ Rent - £9,000 pax
- ◆ Includes broadband



LOCATION

The offices are situated on the ground floor of a modern end of terrace 2 storey business unit within Slader Business Park, a modern development at the end of Witney Road on the northern edge of the Nuffield Industrial Estate, approximately 2.5 miles to the north of Bournemouth Town Centre.

ACCOMMODATION

Currently arranged as 4 individual offices off a single corridor and providing 524 sq ft. In addition there is a modern fully fitted kitchen and cloakroom / WC and communal reception area immediately adjacent the main entrance door and porta phone system.

LEASE

The premiss are offered by way of a new lease, terms to be agreed at a commencing rent of £9,000 pa exclusive of rates and electricity.

BUSINESS RATES source: www.voa.gov.uk

To be separately assessed

Likely to be subject to Small Business Rate Relief

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (75)

The full EPC and recommendations report are available on request.

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
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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](#)

