

TO LET

TOWN CENTRE OFFICES

Over first and second floors
(may divide)

15 Chapel Lane
Poole,
BH15 1NU

1,310 sq ft (121.7m²)

£13,500 per annum exclusive

REDUCED



LOCATION

The offices are strategically located in the centre of Poole, just off the High Street and within half a mile of the railway station and bus depot. There are several local authority car parks in the immediate vicinity.

ACCOMMODATION

This self contained office suite has ground floor access from Chapel Lane between two retail units with stairway access to the office accommodation which is arranged over first and second floors.

The first floor is arranged as two rooms giving good sized office accommodation with separate staircase to the second floor which provides a further three rooms, one of which incorporates a kitchenette facility. There is also a small comms room on this floor.

Features of the property include:-

Category 2 lighting	Kitchenette
Gas fired central heating	Security alarm
Window blinds	
Carpets	
Male and female wc's/wash facilities	

The accommodation is arranged as follows:-

First floor	628 sq ft	(58.4 m ²)
Second floor	682 sq ft	(63.3 m ²)
Total	1,310 sq ft	(121.7 m²)

SERVICES

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

TENURE

The premises are available on a new lease, drawn on effective full repairing and insuring terms. The lease term negotiated will incorporate regular, upward only rent reviews.

Rent - **£13,500** per annum exclusive of rates.

Agents Note

The office can be split into two individual floors or on an individual room basis if required. Speak to agent for more details.

LEGAL COSTS

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

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts of the block. Further information is available on request.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (79).
The full EPC and recommendations report are available on request.

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.

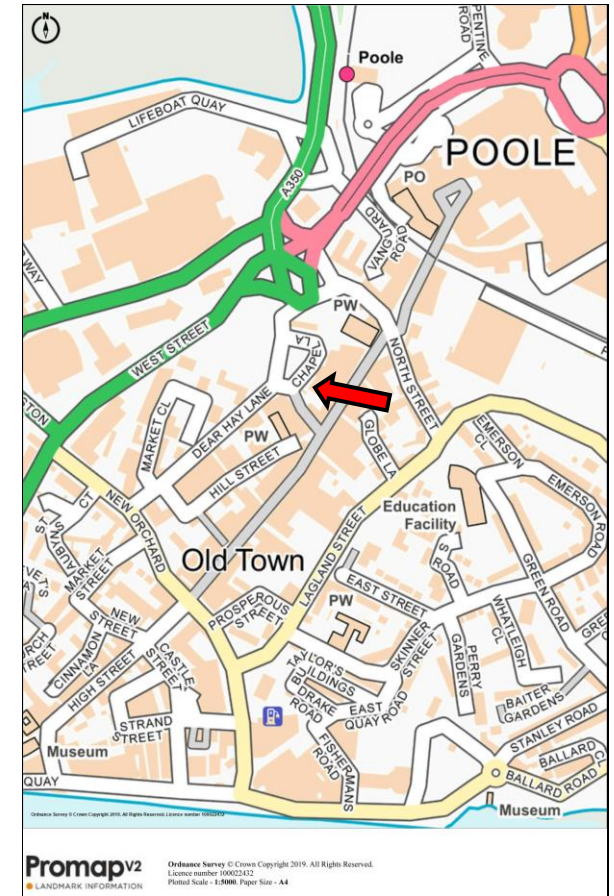
VIEWING AND FURTHER INFORMATION

Strictly by appointment through agents:-



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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.