



**HAVILAND HOUSE, 17 COBHAM ROAD, FERNDOWN
INDUSTRIAL ESTATE, BH21 7PE**

OFFICE TO LET

880 TO 1,291 SQ FT (81.75 TO 119.94 SQ M)



Summary

To Let - Office Accommodation

Available Size	880 to 1,291 sq ft
Rent	£14,000.00 - £17,500.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rateable Value	£8,600 from 1.4.23
EPC Rating	Upon enquiry

- Flexible lease terms
- Allocated parking spaces
- Direct estate access to A31
- Carpets, lighting and air conditioning (to be installed)
- Occupation available within 48 hours

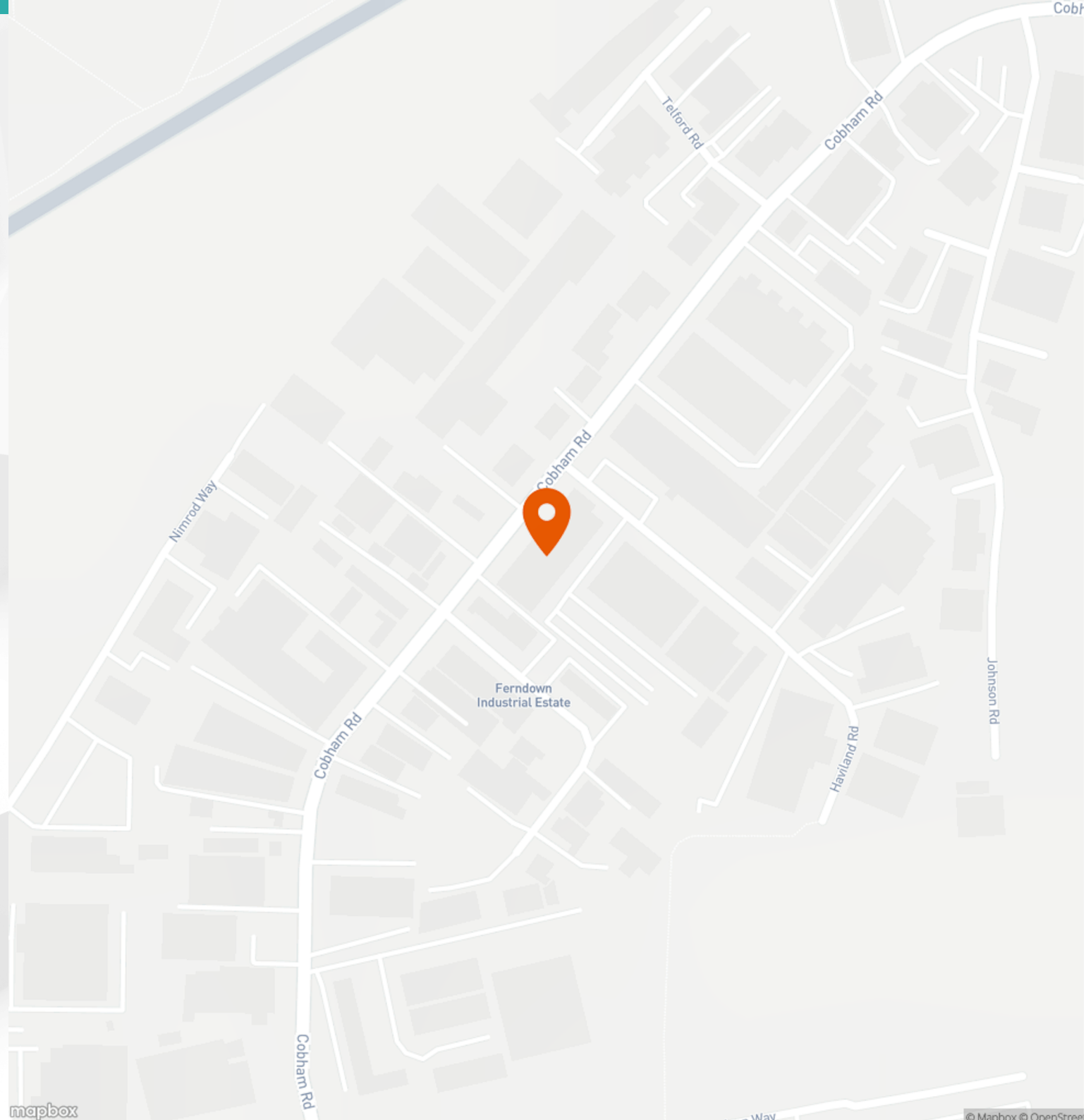


Location



Haviland House 17 Cobham Road, Ferndown Industrial Estate, BH21 7PE

Haviland House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate. Other occupiers of the estate include Greggs, Subway and Anytime Fitness.



Further Details

Description

Haviland House is a detached, 3-storey office building with clad elevations and UPVC double glazed windows.

Suite 6 is located on the first floor and benefits from stair and lift access.

The suite has male and female WCs, kitchenette and is open plan.

Suite 9 is located on the second floor and has stair access. The suite has its own W.C facilities and kitchenette and has both open plan and partitioned offices.

Both suites benefit from following brief specification:

- Suspended ceilings
- Lighting
- Air conditioning
- Carpets
- Kitchenette facilities
- Access control system

Externally the suite is allocated Suite 6 is allocated 4 car parking spaces and Suite 9 is allocated 5.

Legal Costs

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

Terms

Available by way of a new effective full repairing and insuring lease or licence agreement for a term to be agreed.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

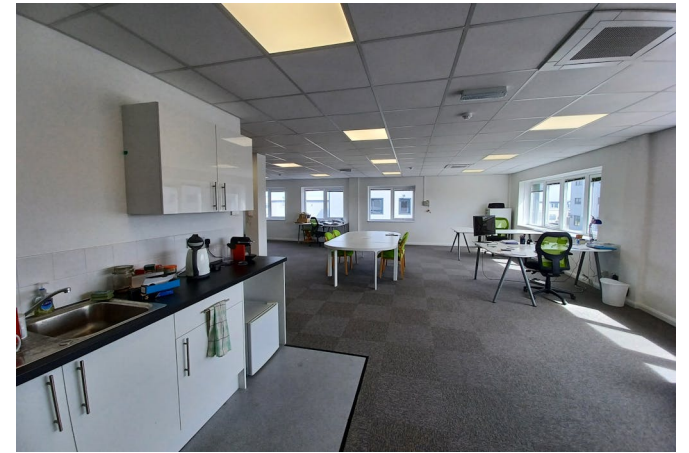
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent	Service charge	Availability
Suite - 6	880	81.75	To Let	£14,000 /annum	£2,640 /annum	Available
Suite - 9	1,291	119.94	To Let	£17,500 /annum	£4,200 /annum	Available
Total	2,171	201.69				

Viewings

Strictly by appointment through the agents.





Enquiries & Viewings



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