

TO LET

FIRST FLOOR OFFICE ACCOMMODATION

926 SQ FT // 86.07 SQ M



BUSINESS SPACE

goadsby

FIRST FLOOR, 262 RINGWOOD ROAD
PARKSTONE, POOLE, DORSET, BH14 0RS

SUMMARY >

- OFFICE ACCOMMODATION
- 926 SQ FT // 86.07 SQ M

RENT: £10,000 PER ANNUM EXCL.



Air
Conditioning



4 Allocated
Parking Spaces



C - 66
EPC Rating

REF:
o23691

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Location

The premises are located on the A348 Ringwood Road which leads to Poole Town Centre. The A348 connects to the A31 dual carriageway which leads to the M27/M3 motorway networks to the north-east and to the A35 westwards. Poole Town Centre is approximately 1.6 miles distant to the south-west and Bournemouth is approximately 4.3 miles to the east.

Description

The first floor accommodation is predominantly open plan with a single glass partition. Access to the office is shared and the specification includes:

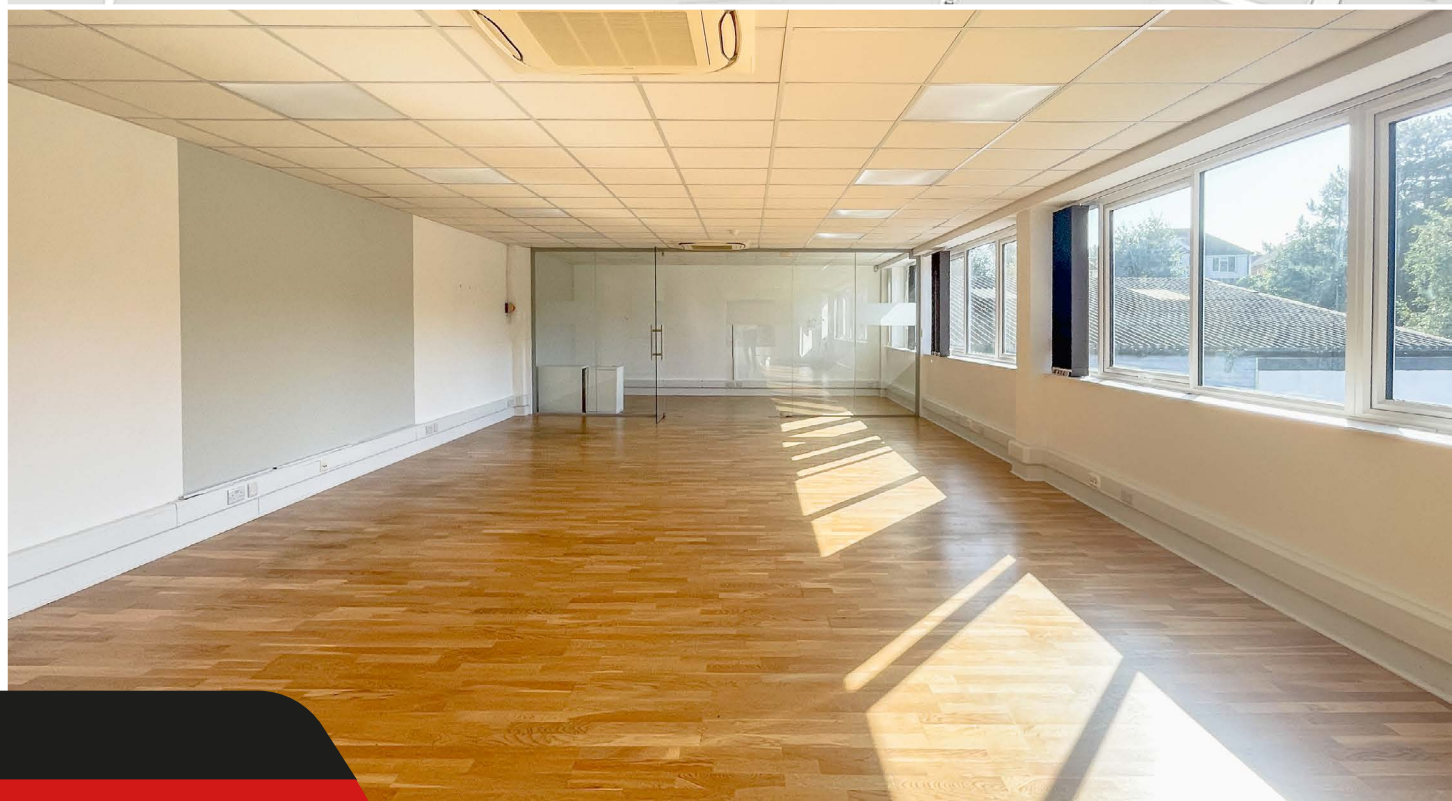
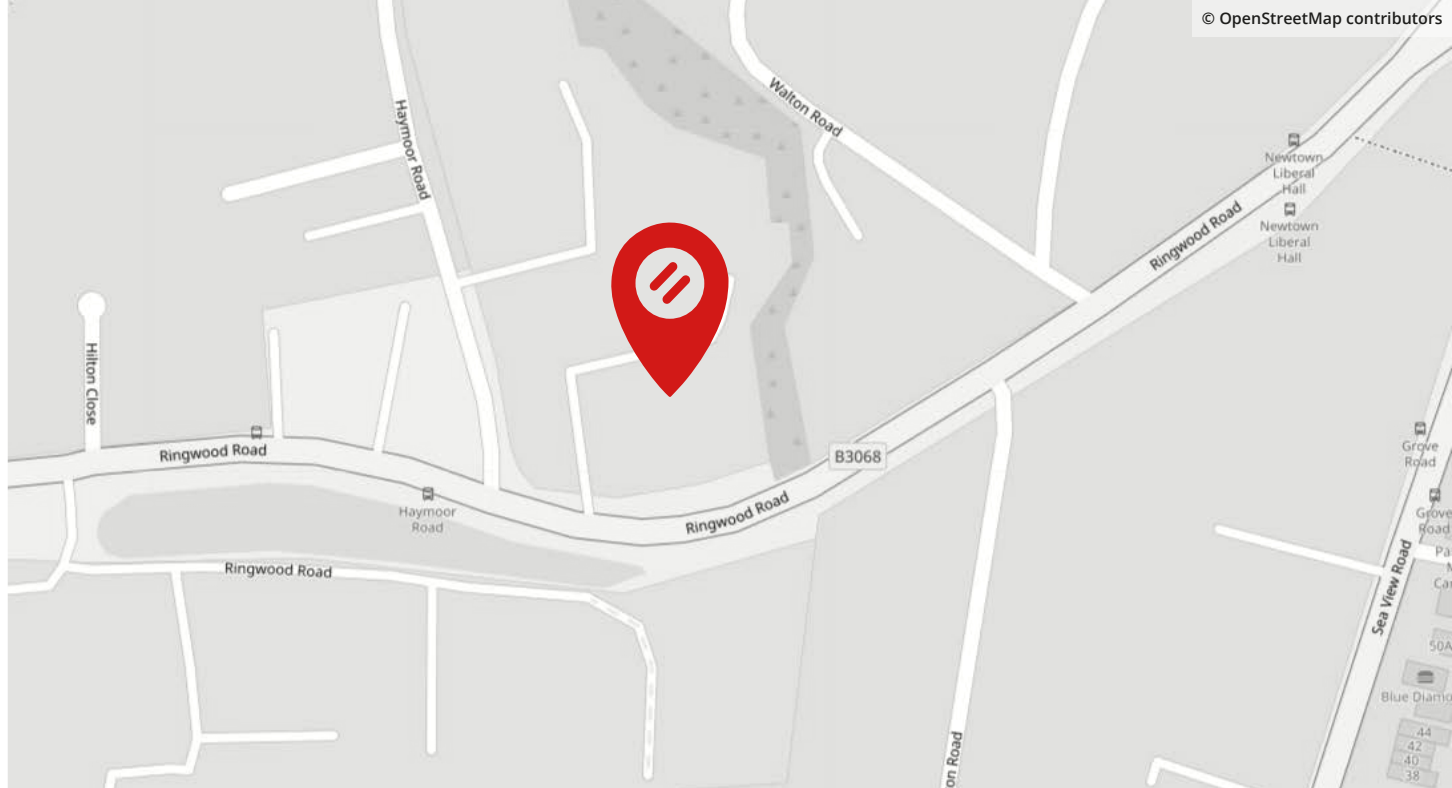
- Air conditioning
- Kitchenette
- Suspended ceiling and recess lighting
- Laminate flooring
- Male and female WCs and wash facilities
- Door entry system
- Perimeter trunking
- Four allocated parking spaces

Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£10,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and we would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Rateable Value

To be reassessed.

Legal Costs

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

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.

Viewing

Strictly by prior appointment through the joint agents, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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