



**High Quality Ground Floor Suite To Let**

**Undergoing Refurbishment**

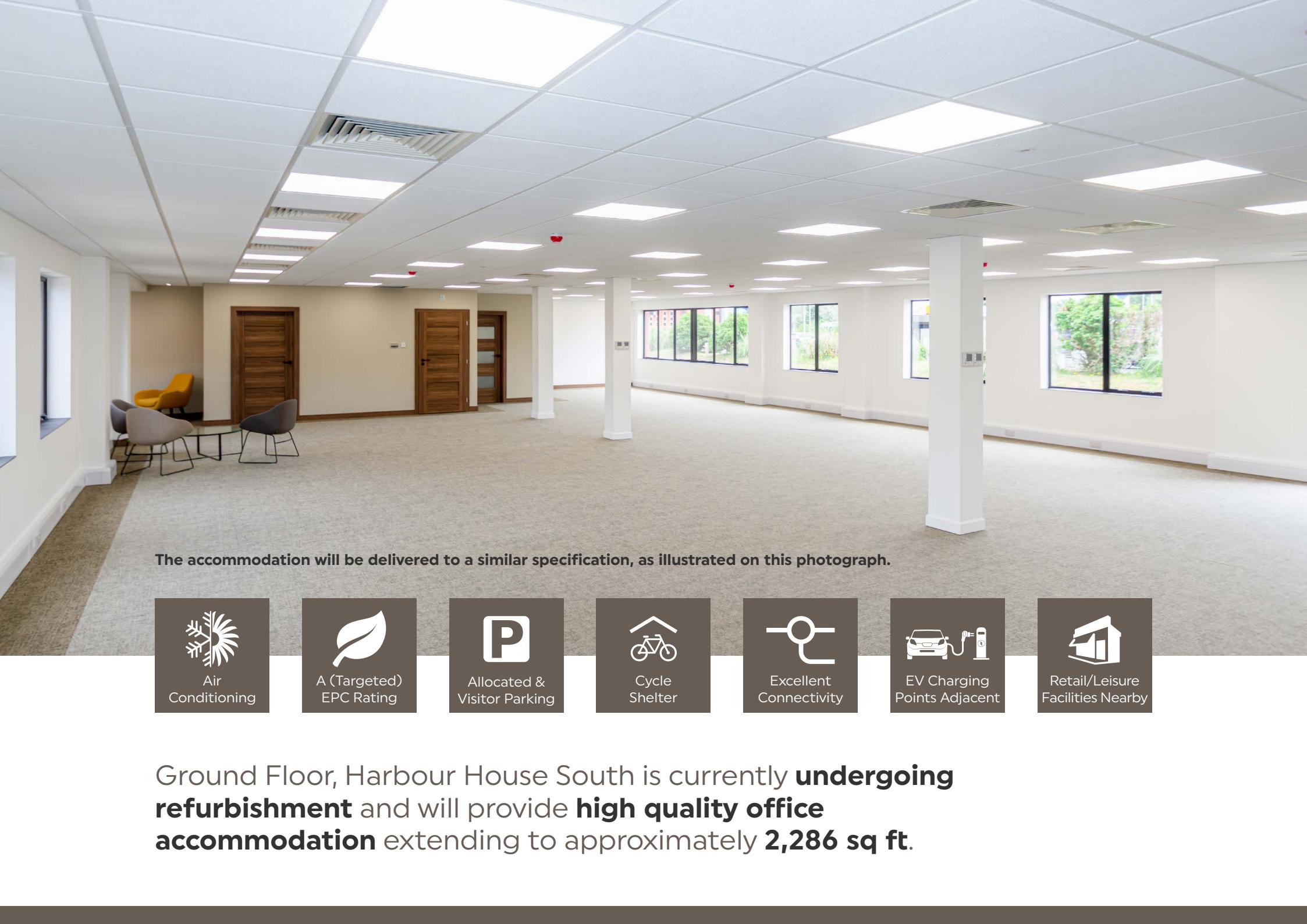
**Suitable for office or medical uses (subject to any necessary consents)**

**Excellent car parking (14 spaces) - 1:163 sq ft plus visitor spaces**

**212 sq m // 2,286 sq ft**

**Ground Floor, Harbour House South, Upton Road, Poole, Dorset, BH17 7AG**

**harbour house south**



The accommodation will be delivered to a similar specification, as illustrated on this photograph.



Air  
Conditioning



A (Targeted)  
EPC Rating



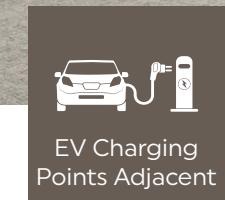
Allocated &  
Visitor Parking



Cycle  
Shelter



Excellent  
Connectivity



EV Charging  
Points Adjacent



Retail/Leisure  
Facilities Nearby

Ground Floor, Harbour House South is currently **undergoing refurbishment** and will provide **high quality office accommodation** extending to approximately **2,286 sq ft**.

## harbour house south

The building forms part of the Marshes End office development which is situated on Upton Road in Poole approximately 2 miles north of Poole Town Centre. Upton Road runs parallel with the Upton Bypass (A350) which connects to the Dorset Way dual carriageway (A3049) to the east and the A35 to the west.

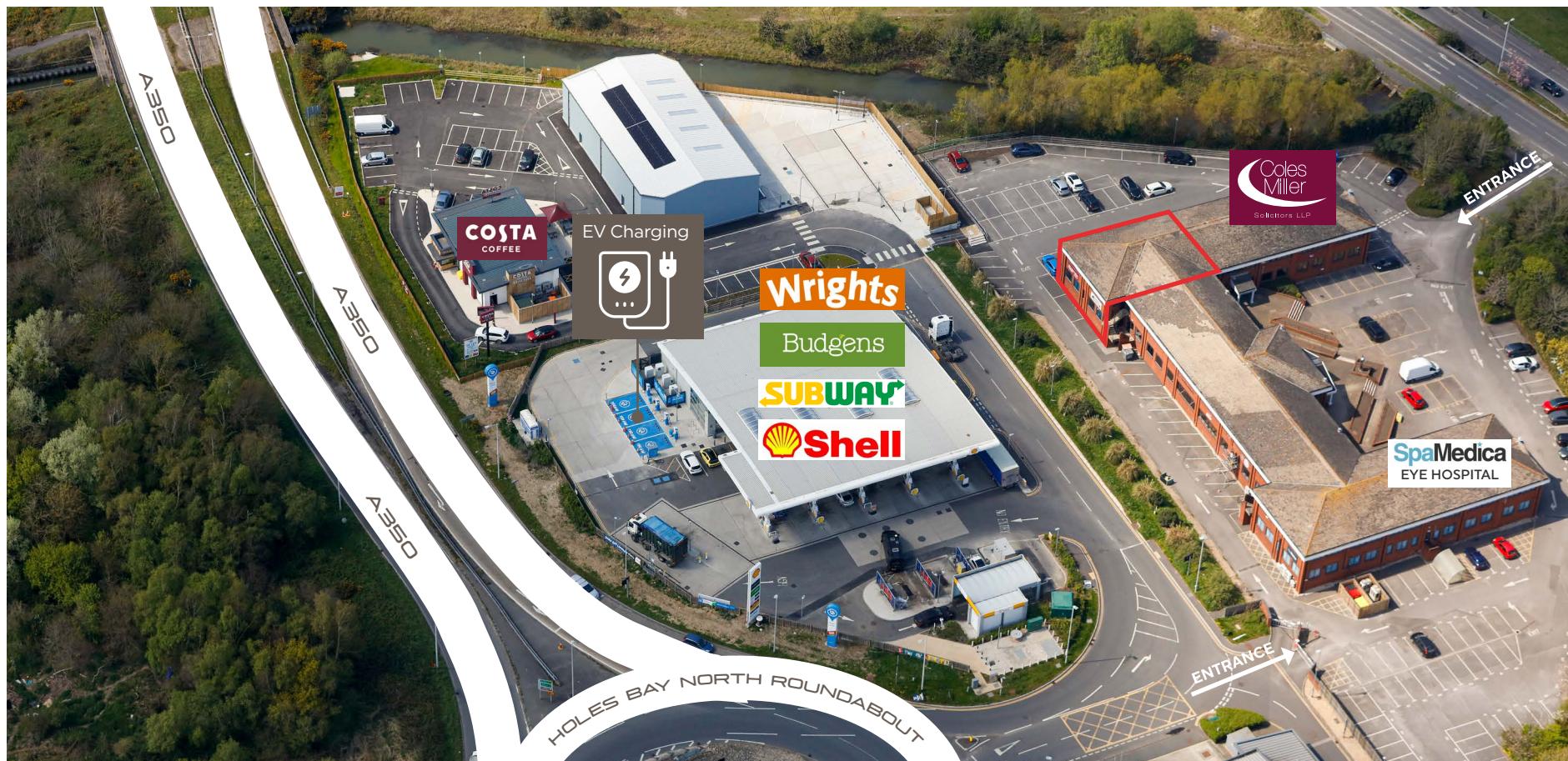
Marshes End lies within immediate proximity to the Fire Station and shares access directly onto the Holes Bay Road (A350) giving the development entrances on both Upton Road and Holes Bay Road.

### Amenities

EV charging points  
Budgens/Subway  
Costa Coffee Drive - thru  
Tesco Superstore  
David Lloyd Poole  
Travelodge, Waterloo Road  
Patisserie Mark Bennett

adjacent to Marshes End  
adjacent to Marshes End  
adjacent to Marshes End  
1.2 kilometres  
1.2 kilometres  
1.2 kilometres  
1.3 kilometres

Source: approximate distances obtained from Google maps



# harbour house south

## Description

Marshes End is a modern development of linked two storey office buildings which have brick elevations under pitched tiled roofs.

Ground Floor, Harbour House South provides open plan accommodation with dedicated cloakroom and kitchenette facilities.

The tenant will also have the right to use the cloakroom facilities (including disabled) in the common areas.

## Specification

The suite is being extensively refurbished and will include the following:

- » New suspended ceiling
- » New modern LED recessed lighting
- » New carpets
- » Newly redecorated throughout
- » New dedicated male and female cloakrooms
- » New air conditioning/heating system
- » New kitchenette
- » New perimeter trunking
- » New video entry system to Harbour House

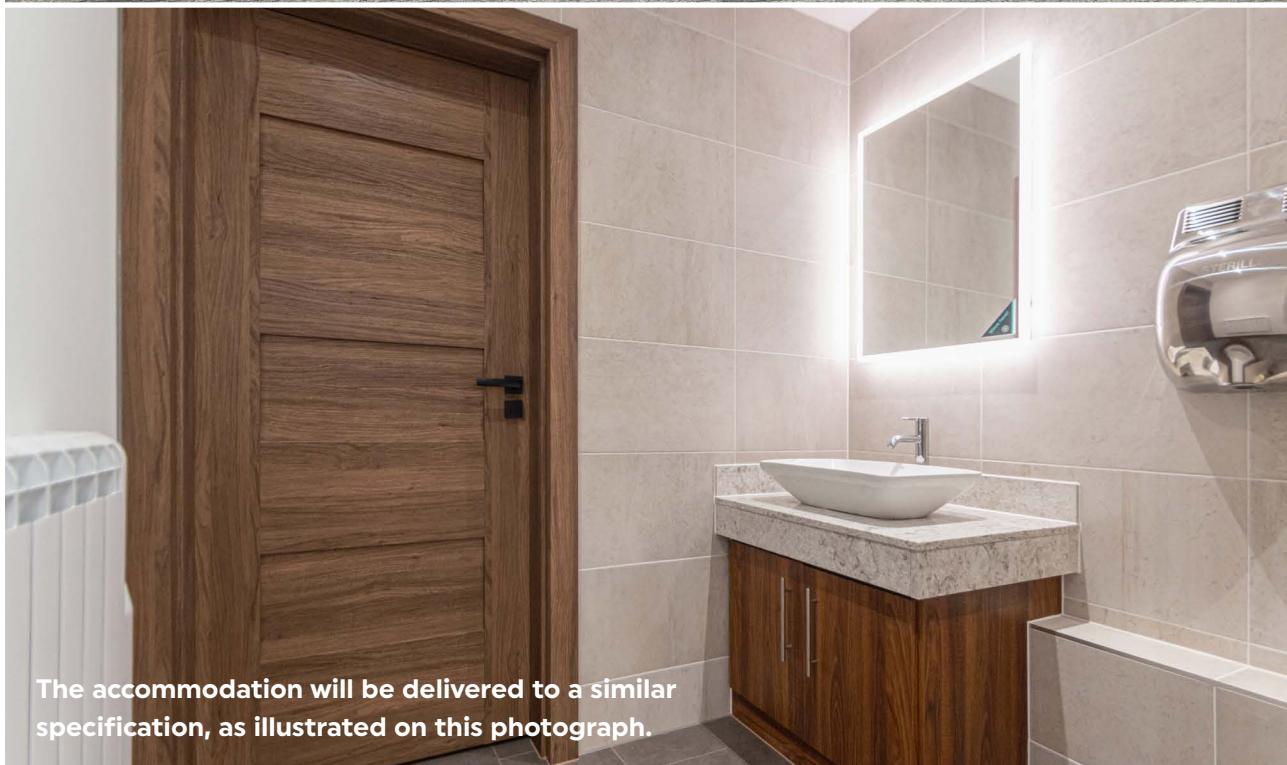
## Parking & Cycling Shelters

The suite has an excellent car-parking ratio of 1:163 sq ft (14 spaces) plus the tenant will have the right to use the communal visitor spaces.

Covered cycle storage is available in the car-park for shared use by the Marshes End office tenants.

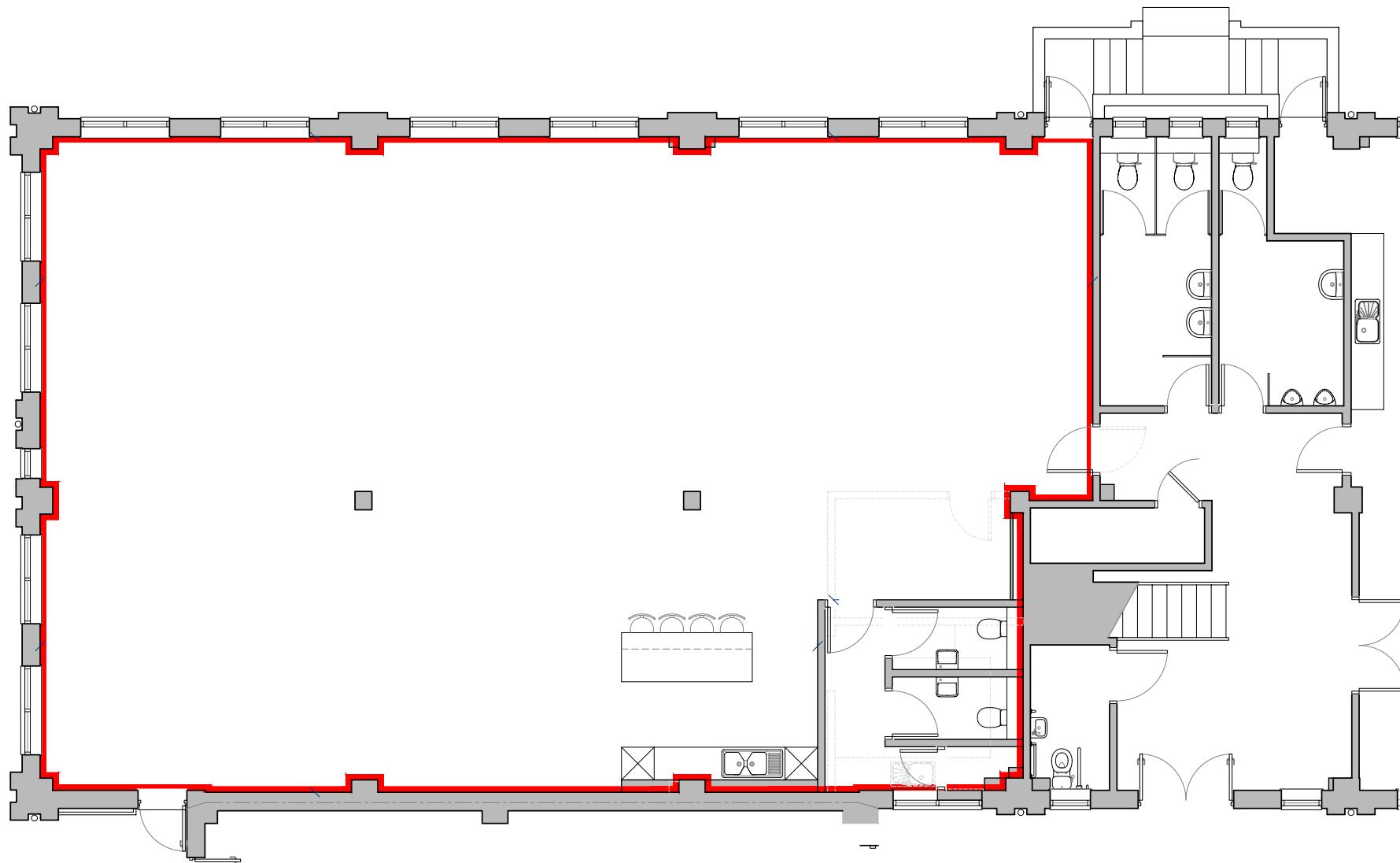


CGI of new kitchen / break out area



The accommodation will be delivered to a similar specification, as illustrated on this photograph.

# harbour house south



**Not to scale** Indicative layout only

## Floor Area

The suite has an approximate net internal area of 212 sq m (2,286 sq ft).

## Rent

**£45,750 per annum exclusive** of business rates, VAT, service charge, utilities and all other outgoings.

## Rateable Value

£37,000 (from 1.4.26)

The above assessment includes 11 car spaces, but 14 are allocated with the suite.

## EPC Rating

An EPC will be provided upon completion of the works and the target rating is A.

## Service Charge

There is a service charge in respect of the external building repair, decoration and maintenance. This also includes the upkeep and maintenance of the external common parts including; gardening, nightly security patrols, external lighting, gritting, buildings insurance, barrier maintenance and external window cleaning.

There is an additional service charge in respect of the internal common parts of Harbour House only.

Interested parties are advised to make further enquiries.

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.

## 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.

## Legal Costs

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

## Viewing

Strictly by prior appointment through the joint sole agents, Goadsby or Sibbett Gregory, through whom all negotiations must be conducted.



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## 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/tenant once a sale/letting 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/tenant once terms have been agreed.

## FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.