TO LET

FORMER DENTAL PRACTICE

1,550 SQ FT // 144 SQ M

APPEALING TO A VARIETY OF USES (SUBJECT TO PLANNING)

BUSINESS SPACE

goadsby

UNIT 1 THE AXIUM CENTRE

DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

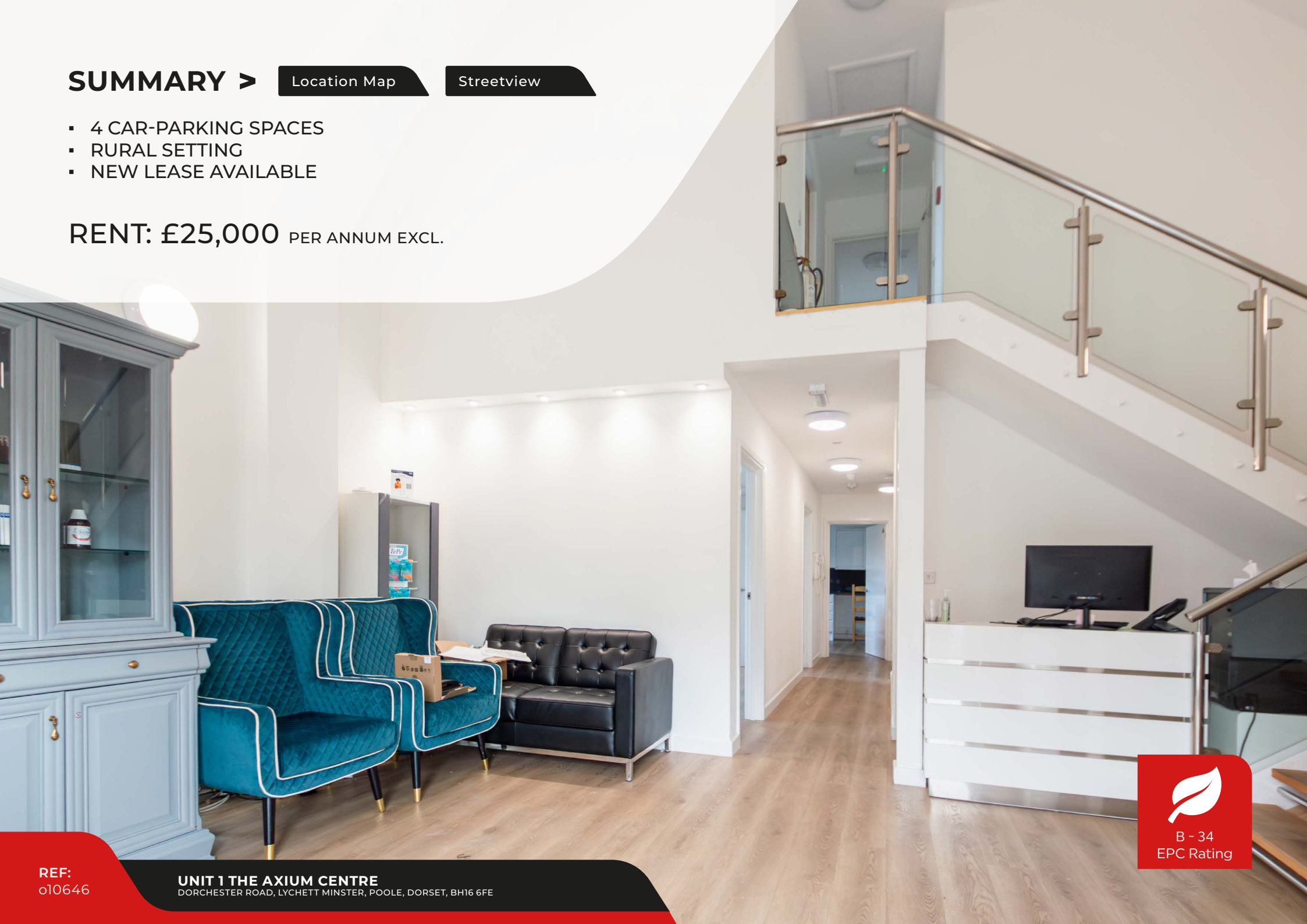
SUMMARY >

Location Map

Streetview

- 4 CAR-PARKING SPACES
- RURAL SETTING
- NEW LEASE AVAILABLE

RENT: £25,000 PER ANNUM EXCL.



B - 34
EPC Rating

REF:
o10646

UNIT 1 THE AXIUM CENTRE
DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

Location

/// what3words

The Axium Centre is located on the A35 approximately half a mile west of the Bakers Arms roundabout. The A35 provides part dual carriageway with connections westwards to Dorchester and Weymouth and ultimately connects to the A31 dual carriageway to the north east which leads to the M27/3 motorway networks.

Description

The Axium Centre is an office development which is situated in a rural setting and is primarily of brick construction with pitched tiled roofs. Unit 1 is an end terrace unit and is currently arranged as a dental practice with 5 consultation rooms, office, store rooms, x-ray room and cleaning station over two floors.

The premises benefit from the following specification:

- WCs
- Shower facility
- Kitchenette
- Lighting
- Air conditioning
- Reception

The premises lends itself to a variety of uses (subject to planning).

The landlord has confirmed that the premises can remain furnished, subject to separate negotiation, or with the equipment removed.

Accommodation

	sq m	sq ft
Ground floor	90	969
First floor	54	581
Total net internal area approx.	**144**	**1,550**

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

REF:
o10646

UNIT 1 THE AXIUM CENTRE
DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

REF:
o10646

UNIT 1 THE AXIUM CENTRE
DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

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

£25,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£15,750(from 1.4.26)

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 sole agents Goadsby, through whom all negotiations must be conducted.

goadsby
goadsby.com
01202 550055

Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

goadsby

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**.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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.

goadsby.com

goadsby

Commercial Property.
Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com