

FOR SALE

**MODERN GROUND FLOOR SELF-CONTAINED
OFFICE SUITE WITH PARKING**
1,170 SQ FT // 109 SQ M

BUSINESS SPACE

goadsby

MAJESTIC 2, ALTITUDE
SELDOWN LANE, POOLE, BH15 2PG

SUMMARY >

- GROUND FLOOR SELF-CONTAINED OFFICE SUITE
- EXCELLENT SPECIFICATION
- 2 ALLOCATED CAR SPACES
- APPROXIMATELY 750M FROM POOLE RAILWAY STATION AND POOLE TOWN CENTRE
- APPROXIMATELY 250M FROM POOLE PARK
- EPC RATING B-47

PRICE: £250,000 PLUS VAT



2 Allocated
Parking Spaces



B - 47
EPC Rating

REF:
o21214

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Location

The premises occupy a prominent position fronting Seldown Lane which is located less than a mile from Poole town centre and 0.5 miles from Poole bus station. The A350 approximately 0.7 miles away providing links to Dorchester, Blandford Forum and Ringwood. Poole Park is Located approximately 250 meters away

Specification

- Ground Floor
- Glazing to front elevation
- Suspended ceiling and raised flooring
- LED 600 x 600 panel lighting
- Heating & cooling AC
- Glazed partitions
- Tiled carpets
- Male & female W.Cs
- Shower facilities
- Kitchenette

Accommodation

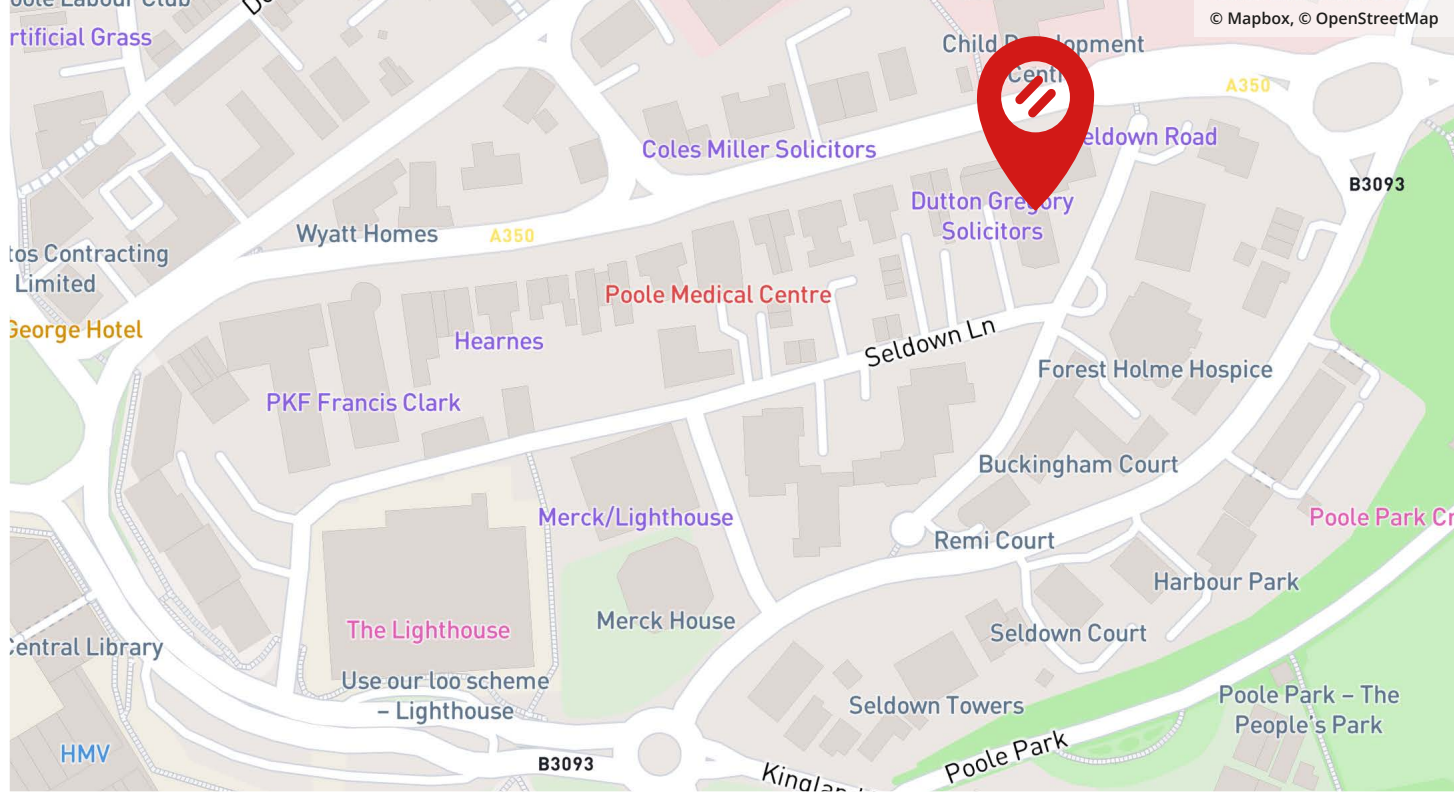
sq m sq ft

Total net internal area approx.	107	1,170
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The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Parking

There is an on-site car-park, which is accessed from Seldown Lane at the rear of the property. Majestic 2 has an allocation of 2 spaces.





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Price

£250,000 + VAT

Tenure

The premises are secured by way of a 125 year lease from 1 January 2013.

Rateable Value

£18,750 (from 01.04.26)

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior of the building, maintenance of the car-parking area and building's insurance.

The annual charge for the current period (01/04/2026 - 31/03/2027) is £6,647.56.

VAT

We have been informed by our client that the premises are currently elected for VAT.

Viewing

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



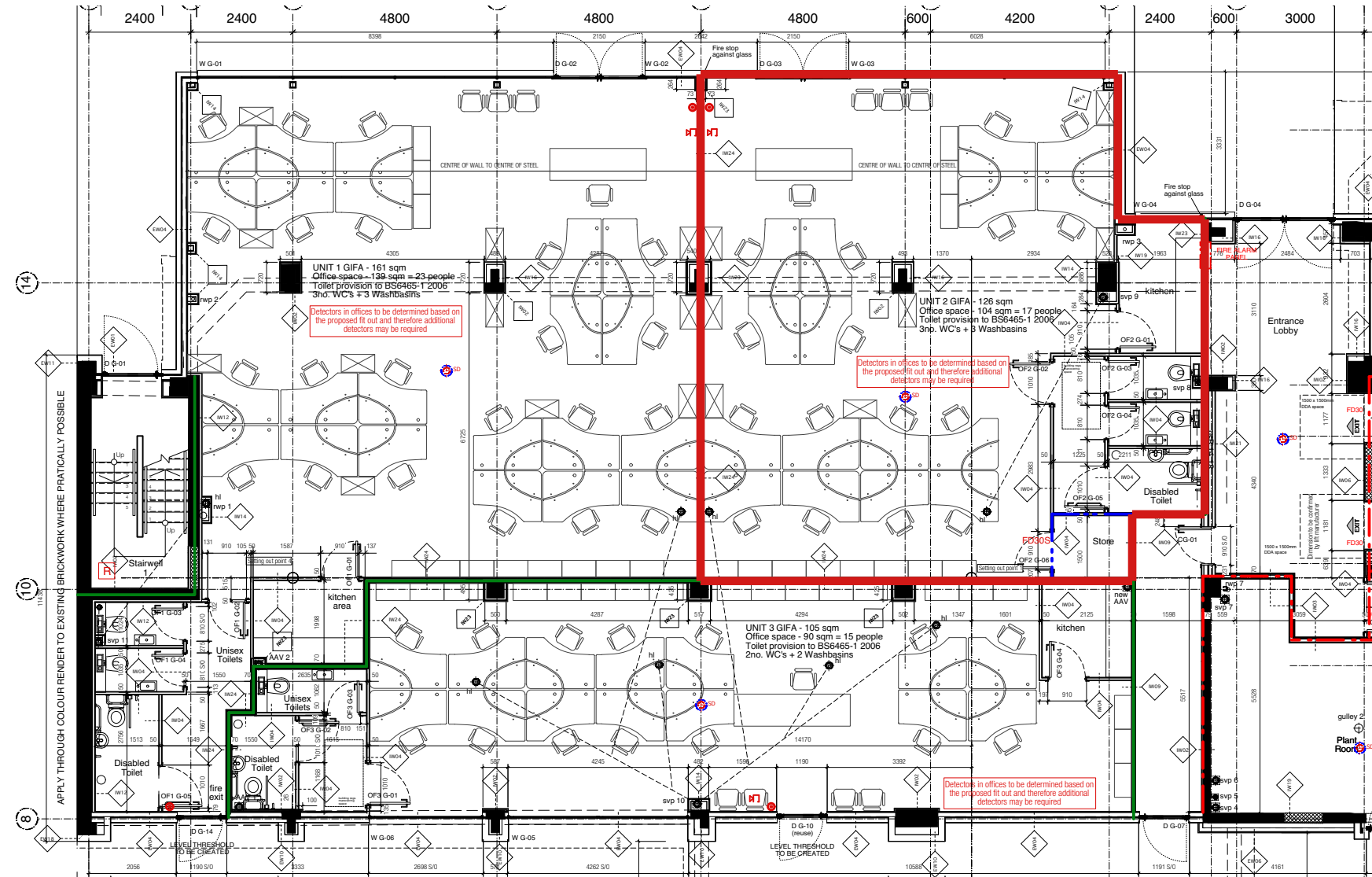
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Not to scale - Illustrative purposes only





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.

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