

TO LET

**SELF-CONTAINED GROUND FLOOR
OFFICE ACCOMMODATION**

648 SQ FT // 60 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



BUSINESS SPACE

goadsby

7D MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, DORSET, BH4 9HJ

SUMMARY

- SELF CONTAINED
- TWO ALLOCATED PARKING SPACES
- EXCELLENT TRANSPORT LINKS

RENT: £13,000 PER ANNUM EXCL.



REF:
o21309

7D MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, DORSET, BH4 9HJ



E - 122
EPC Rating



REF:
021309

7D MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, DORSET, BH4 9HJ

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

£13,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£9,300 (from 1.4.26)

Legal Costs

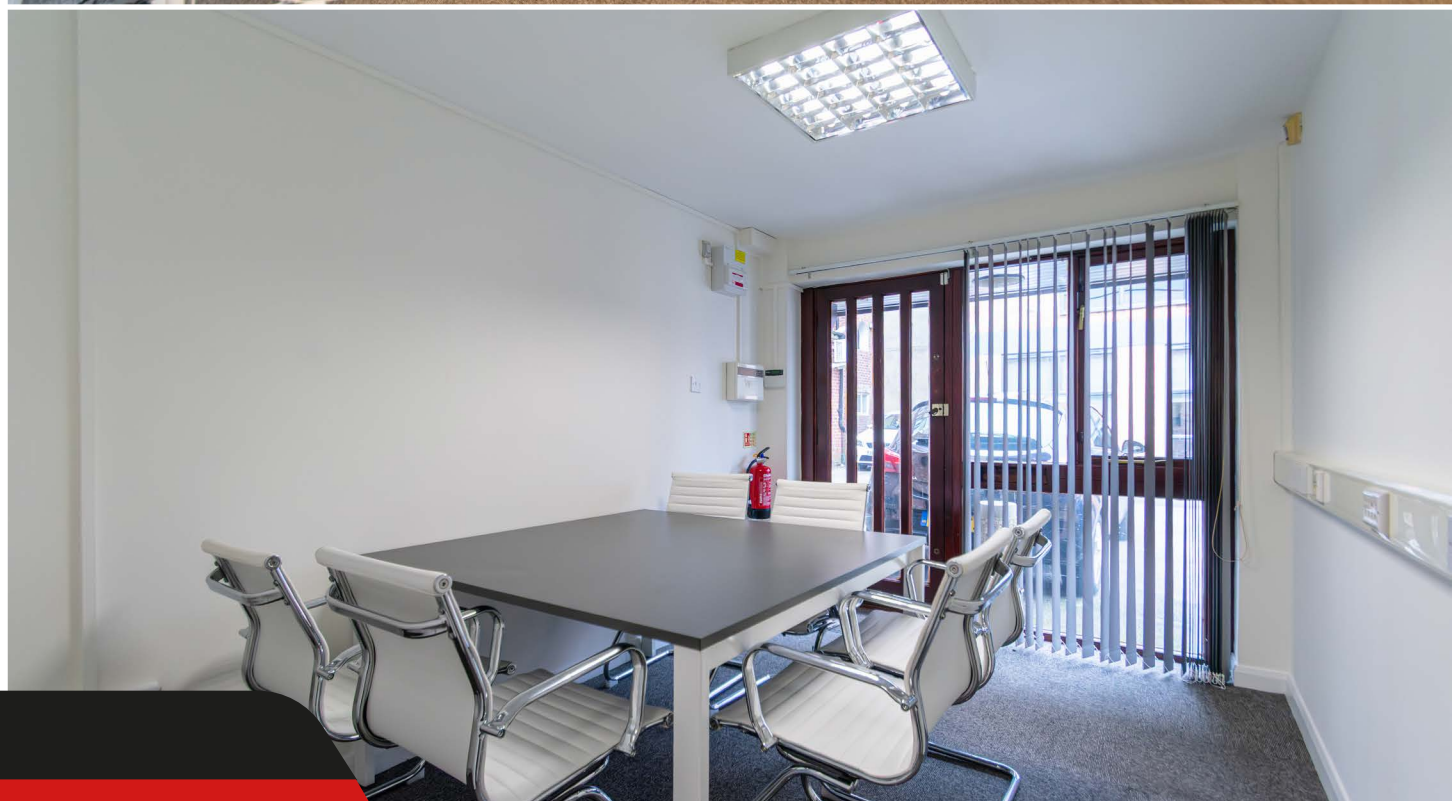
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The landlord has confirmed that premises is not elected for VAT.

Viewing

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



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Offices in Dorset and Hampshire.

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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](#).

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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