

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

TO LET

**SELF CONTAINED OFFICE
PREMISES WITH
ALLOCATED PARKING
70 SQ M // 752 SQ FT**

BUSINESS SPACE

goadsby

GROUND FLOOR 7 MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, BH4 9HJ

SUMMARY >

- GROUND FLOOR OFFICE ACCOMMODATION
- LOCATED IN THE POPULAR WESTBOURNE SUBURB
- NEW LEASES AVAILABLE

RENT: £14,500 PER ANNUM EXCL.



2 Allocated
Parking Spaces



Shower
Facilities



D - 82
EPC Rating



Excellent
Transport Links

REF:
o363629

GROUND FLOOR 7 MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, BH4 9HJ



Location

- Located in Westbourne, the office is surrounded with popular local amenities
- 7 Milburn Road is accessed via Poole Road which connects to the A338
- A338 which provides links to the A31
- The A31 connects M27/M3 motorway networks

Specification

- Self-Contained
- Brick outer construction
- Suspended flooring with electrical points
- Carpets & laminate flooring
- LED pannel lighting
- Electric store heaters
- Two personnel doors
- Kitchenette
- Shower
- Toilet

Accommodation

sq m sq ft

Total net internal area approx.	70	752
--	-----------	------------

Measured in accordance with RICS code of measuring practice 6th Edition.

Parking

- The premises comes with an allocation of 2 car parking spaces





REF:
0363629

GROUND FLOOR 7 MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, BH4 9HJ

Lease

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

Rent

£14,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£7,800 (from 1.4.26)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less

Legal Costs

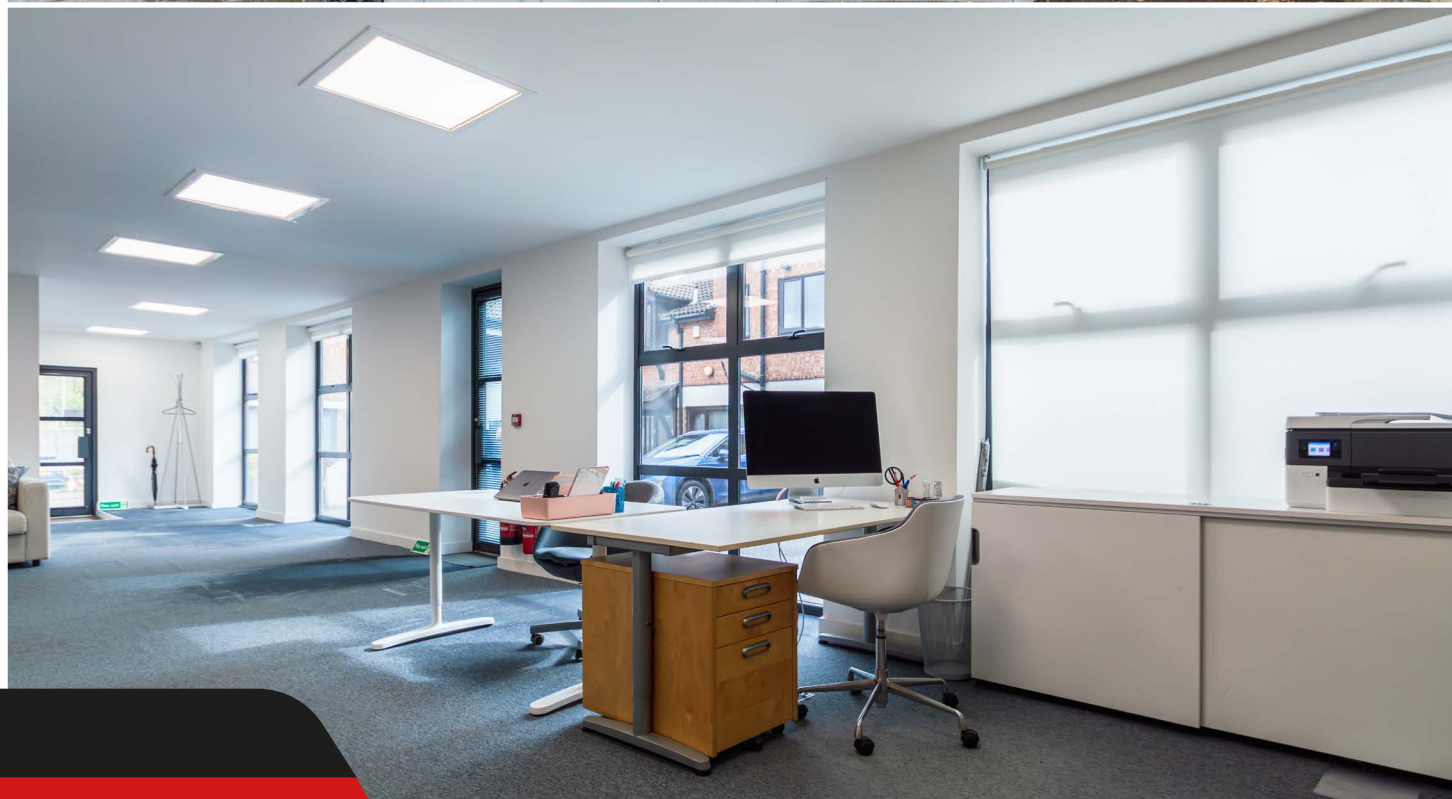
Each party to be responsible for their own legal costs incurred in the transaction.

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.



Joshua Adamson
joshua.adamson@goadsby.com
07500 894599

Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

REF:
o363629

GROUND FLOOR 7 MILBURN ROAD
WESTBOURNE, BOURNEMOUTH, BH4 9HJ



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](https://www.goadsby.com)



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