NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

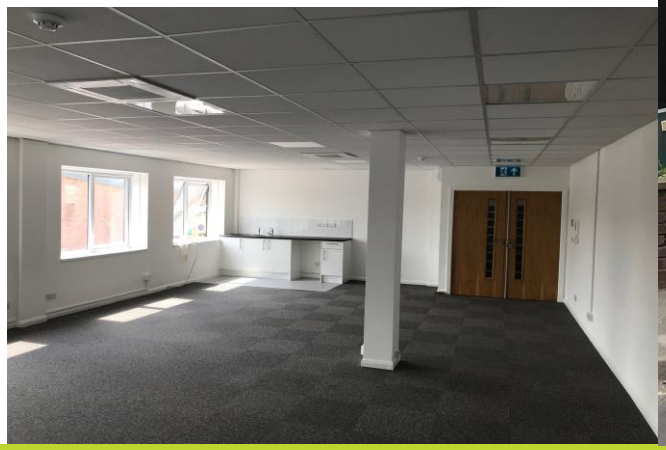
TO LET

REFURBISHED FIRST FLOOR OFFICE SUITE WITH CAR PARKING

Suite 8b
Haviland House
17 Cobham Road
Ferndown
BH21 7PE

792 sq ft (74 sq m)

Rent: £14,280 plus VAT per annum exclusive



01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

DESCRIPTION

Haviland House is a detached three storey office building benefiting from recently clad elevations and double glazed windows.

Suite 8b is on the first floor of this multi tenanted building.

Features include:-

- Suspended ceilings with integral lighting
- Carpeting
- Heating / cooling cassettes
- Partitioned office
- Teapoint
- WC facilities
- 3 Allocated car parking spaces

TENURE

Leasehold

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

Rent **£14,280** plus VAT per annum exclusive of business rates, service charge, insurance premium and all other outgoings.

SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts etc. Currently budgeted at £540 per quarter.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Values: to be assessed

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Sole agents:-

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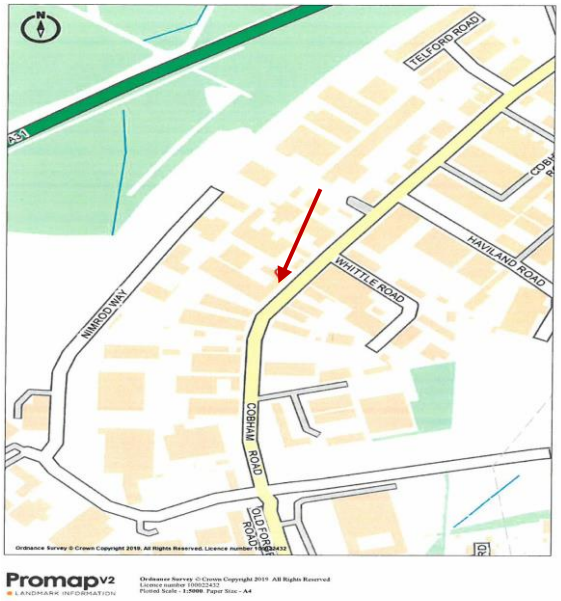
01202 550246



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