

TO LET

MODERN SELF-CONTAINED OFFICE WITH PARKING

**Unit 4 Churchill Court
33 Palmerston Road
Bournemouth
BH1 4HN**

- ◆ Located in purpose built, modern gated office development
- ◆ 1,365 sq ft
- ◆ On-site car parking
- ◆ Presented to a good standard
- ◆ Rent - £21,840 per annum exclusive
- ◆ New lease by negotiation



Reference: 2771.4/JEL

LOCATION

Churchill Court is made up of nine self-contained office units accessible from Palmerston Road. The offices are within close proximity to the Sovereign Shopping Centre and Boscombe High Street and enjoy excellent transport links to the conurbation.

ACCOMMODATION

The building is a mid-terraced two storey premises with the accommodation arranged over two floors. Features include:-

- ❖ Alarm systems
- ❖ Carpeted
- ❖ Central heating
- ❖ Kitchen facilities
- ❖ Male and female WCs
- ❖ Suspended ceilings with Cat II lighting to part
- ❖ Air conditioning to part
- ❖ Perimeter trunking
- ❖ Two allocated car spaces
- ❖ Additional parking spaces are available under separate negotiation

TENURE

Unit 4 is available on a new lease, terms to be agreed. Any lease will incorporate regular, upward only rent reviews.

RENT

£21,840 per annum exclusive

The rent is exclusive of VAT, business rates, service charge, buildings insurance and all other outgoings.

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

Rateable value – £11,500

Small business rates relief will apply (subject to status)



LEGAL COSTS

An ingoing tenant will be required to contribute towards the landlord's legal costs incurred in the preparation of the lease.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ENERGY PERFORMANCE CERTIFICATE

Assessment U4 Band C (66)

The full EPC and recommendations report are available on request.

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 agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

Ellis &
Partners

John Shannessy
jshannessy@ellis-partners.co.uk
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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.