

TO LET

MODERN OFFICE ACCOMMODATION

**Suite 4
First Floor
Hello House
135 Somerford Road
Christchurch
BH23 3PY**

2,952 sq ft (274.25 sq m)

£35,424 per annum exclusive



Reference: 2240a/SGC

LOCATION

The premises offer a main road position on Somerford Road approximately ¼ of a mile from the A35 Christchurch bypass and approximately 2 miles from the Christchurch Town Centre.

DESCRIPTION

Hello House is a three storey detached building providing modern office accommodation set in landscaped grounds with a gated car park to the rear and CCTV security coverage.

A shared ground floor reception is accessed from Somerford Road via a paved approach with a separate pedestrian access from the rear car park. It has automatically operated sliding doors, providing a modern and stylish entrance which is air conditioned and benefits from security cameras. There is a lift, male and female WC/wash facilities at first and second floor level together with a disabled WC on the ground floor. Suite 4 is arranged as six separate partitioned offices. Features include:-

- ❖ Carpeting
- ❖ Air conditioning
- ❖ Kitchen
- ❖ Perimeter Trunking
- ❖ Suspended Ceilings
- ❖ LED Lighting
- ❖ 6 car parking spaces

Please note that the car spaces have separate assessments, and each space currently has a rateable value of £300.

SERVICES

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

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.



TENURE

The premises are available on a lease, the length of which will be determined by negotiation. Any lease will incorporate regular, upward only rent reviews.

RENT

£35,424 per annum exclusive.

The annual rental is exclusive of business rates, service charge, insurance premiums and all other outgoings.

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

Rateable Value: to be assessed.

LEGAL COSTS

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

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.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (58)

The full EPC and recommendations report are available on request.

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](#)

ANTI MONEY LAUNDERING REGULATION

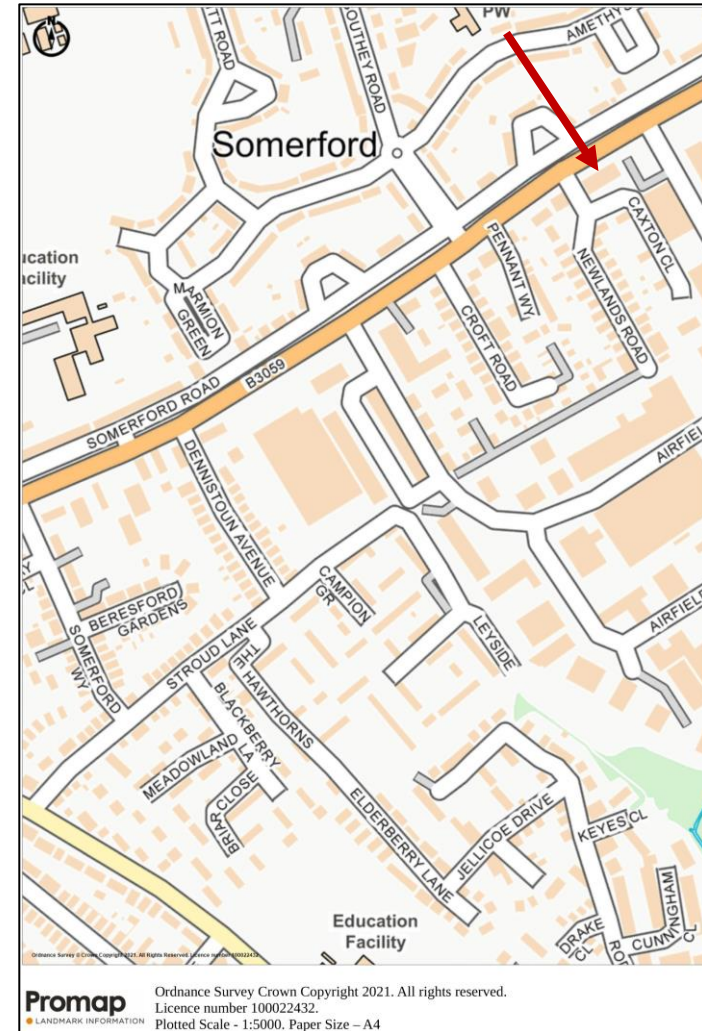
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245



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.