

TO LET

High Quality Office Suite 1,860 sq ft

At
First Floor
East House
Braeside Business Park
Sterte Avenue West
Poole BH15 2BX

- ◆ Modern office in good Town Centre location
- ◆ Views over Holes Bay
- ◆ 1,860 sq ft totally self-contained office suite predominantly open plan
- ◆ 6 on-site car spaces
- ◆ High specification
- ◆ New lease
- ◆ Rent - £25,000 pax
- ◆ Sole Agents



Reference: SGC/2835

LOCATION

The property forms part of an attractive 3 building business park, Braeside Business Park, immediately adjacent Holes Bay Road (A350) which offers excellent road links to the A35 trunk road, ferry and freight terminals, Poole main line Rail Station and the Town Centre all of which are within half a mile.

ACCOMMODATION

Constructed in 2005, East House is the middle property of 3 individual office buildings.

The suite offers a good standard of finish including:

- * Communal entrance lobby
- * Air conditioning
- * Fitted kitchen
- * Ladies and gents cloakrooms
- * Fully carpeted
- * Cat 2 lighting
- * Ducted underfloor trunking
- * Solar glazing
- * Suspended ceilings
- * Door entry phone system
- * Designated car parking for 6 cars

LEASE

The premises are offered by way of a new lease, terms to be agreed at a commencing rent of £25,000 pax subject to periodic reviews on a full repairing and insuring basis by way of a service charge, to include estate service charge.



BUSINESS RATES

 source: www.voa.gov.uk

To be separately assessed

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Poole), tel. 01202 123456) in connection with their own proposed use of the property.

ENERGY PERFORMANCE CERTIFICATE

New EPC commissioned.
Previous rating C

SERVICES

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

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.

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](#)

VIEWING AND FURTHER INFORMATION

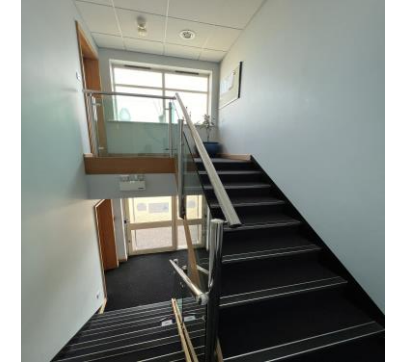
Strictly by appointment through the sole agent:-



Steve 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.



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.