

# TO LET

## MODERN TWO-STOREY BUSINESS PREMISES

Unit 21  
Branksome Business Park  
Bourne Valley Road  
Poole BH12 1DW

2,332 sq ft (217 m<sup>2</sup>)  
Approx. gross internal area

**£31,500 + VAT per annum exclusive**



Reference: SJT/1854

## LOCATION

Branksome Business Park is located at the junction of Yarmouth Road and Bourne Valley Road approximately 2 miles to the west of Bournemouth town centre and approximately 3 miles to the east of Poole town centre.

## DESCRIPTION

The property comprises a mid terrace two-storey business unit arranged over ground and first floors.

Features include:-

- Personnel entrance door
- First floor open plan office with central heating and lighting within a suspended ceiling
- Partitioned kitchenette with rest / meeting area
- WC facility on ground & first floors
- Sectional up and over loading door approx. 3m wide x 2.95m high
- Heating and lighting to ground floor workshop / stores
- Concrete ground floor with approx. 3.9m clearance to underside of first floor
- Outside there is a concrete loading apron plus a block paving area for parking 3 cars with 1 additional car parking space allocated within the Estate



## ACCOMMODATION

### Ground floor

Factory / warehouse / WC 1,165 sq ft 108 m<sup>2</sup>

### First floor

Office, WC, kitchenette 1,167 sq ft 109 m<sup>2</sup>

Total 2,332 sq ft 217 m<sup>2</sup>

Measured on a gross internal basis



## 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 123 321 in connection with their own proposed use of the property.

We are advised planning consent was originally granted on the development for B1 Business Use, B2 General Industrial and B8 Storage and Distribution uses. Working hours for B2 and B8 uses are restricted to 0630 to 1900 hours Mondays to Saturdays inclusive and at no time on Sundays or Bank Holidays.

The first floor office use must be ancillary to the factory/warehouse use on the ground floor.

## TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews.

## RENT

**£31,500** plus VAT per annum exclusive.

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

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.



## SERVICES

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

## LEGAL COSTS

As is customary, the ingoing tenant will be responsible for the landlords reasonable legal costs incurred in the preparation and completion of a lease.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £27,250 (1<sup>st</sup> April 2023 to present)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (68)  
The full EPC and recommendations report are available on request.

## SERVICE CHARGE

The premises are subject to an Estate service charge in respect of the upkeep, management and maintenance of common parts of the Branksome Business Park. We would therefore urge all applicants to make further enquiries as to the current cost of service charge outgoings.

## 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 Agents:-



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