

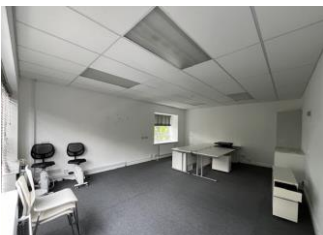
TO LET REDUCED

**334-668 sq ft
Offices (fully inclusive rent)**

At

**First Floor / Second Floor
7 Stratfield Saye
20 Wellington Road
Bournemouth
BH8 8JN**

- ◆ Town centre location adjacent Lansdowne Transport Terminus and Wessex Way
- ◆ First / Second floor of end terrace office building in purpose-built development
- ◆ 334 sq ft / 668 sq ft
- ◆ Rent - £800 pcm fully inclusive, per floor
- ◆ Flexible terms
- ◆ No rates payable, subject to status
- ◆ 1 car space per floor
- ◆ Available individually or as one



LOCATION

Stratfield Saye is a modern development of 8 self-contained office buildings, well located on Wellington Road adjacent to Bournemouth central transport terminus, the main Royal Mail sorting office and Parkway Retail Park with a Lidl Supermarket, on the periphery of Bournemouth's commerce district, the Lansdowne.

The main A338 Wessex Way is only one minute drive away providing excellent road communications to the motorway network via the A31, M27 and M3.

ACCOMMODATION

Benefits include:

- * Portaphone entry system
- * Gas central heating
- * Comms/broadband ports
- * Double glazing throughout
- * Suspended ceilings with inset lighting
- * Disabled wc and further cloakrooms / wc
- * Fully carpeted

Cloakroom / wc and kitchenette on each half landing.

TENURE

New Lease, flexible terms at a rent of **£800** per calendar month (fully inclusive rent) per floor

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

Rateable Value - £4,100 from April 2023 – 1st floor
Rateable Value - £3,050 from April 2023 – 2nd floor

Small Business Rates Relief will apply, subject to status

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

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 Sole Agents, Nettleship Sawyer



Contact – Stephen Chiari
stevec@nettsawyer.co.uk

Tel: 01202 550245

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](#)

First floor



Second Floor



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.