

TO LET

**FIRST FLOOR
OFFICE SUITE**
with 4 car parking spaces

Suite 9
Branksome Park House
Branksome Business Park
Bourne Valley Road
Poole, BH12 1ED

1,377 sq ft (128 sq m) approx.

£25,000 + VAT per annum exclusive



Reference: 2441.9/SJT

LOCATION

Branksome Park House consists of a number of office suites arranged over two/three floors with communal entrances providing access to the lifts and stairwells.

Part of the Branksome Business Park development only 2 miles to the west of Bournemouth town centre being a prominent location in an established business area.

DESCRIPTION

The development has main road frontage with on-site communal changing room / shower facility and cycle racks.

Suite 9 is located on the first floor and measures 1,377 sq ft, 128 sq m (area includes lobby inside the suite).

The office specification includes:-

- ◆ Suspended ceilings with recessed lighting
- ◆ Compartment perimeter trunking
- ◆ Comfort cooling / heating
- ◆ Teapoint
- ◆ Fitted carpet
- ◆ Two wc/wash cubicles
- ◆ Lift
- ◆ Entryphone system
- ◆ Four allocated car spaces in barrier controlled car park

TENURE

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

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.

RENT

£25,000 plus VAT per annum exclusive.

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

SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts within the building and Business Park. We have been advised by our client the current service charge budget is £1,190 plus VAT per quarter.

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

Rateable Value: Offices - £22,000 (from April 2023)
Car parking spaces - £480 (from April 2023)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (69)
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.

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 landlords joint agents:-

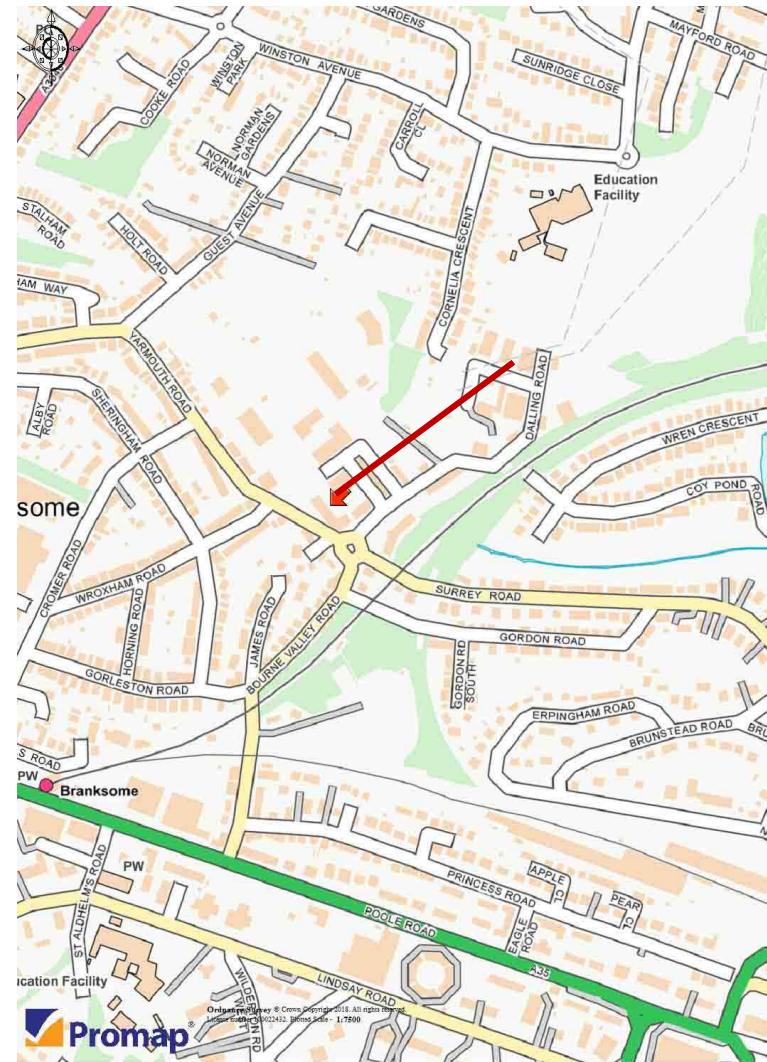
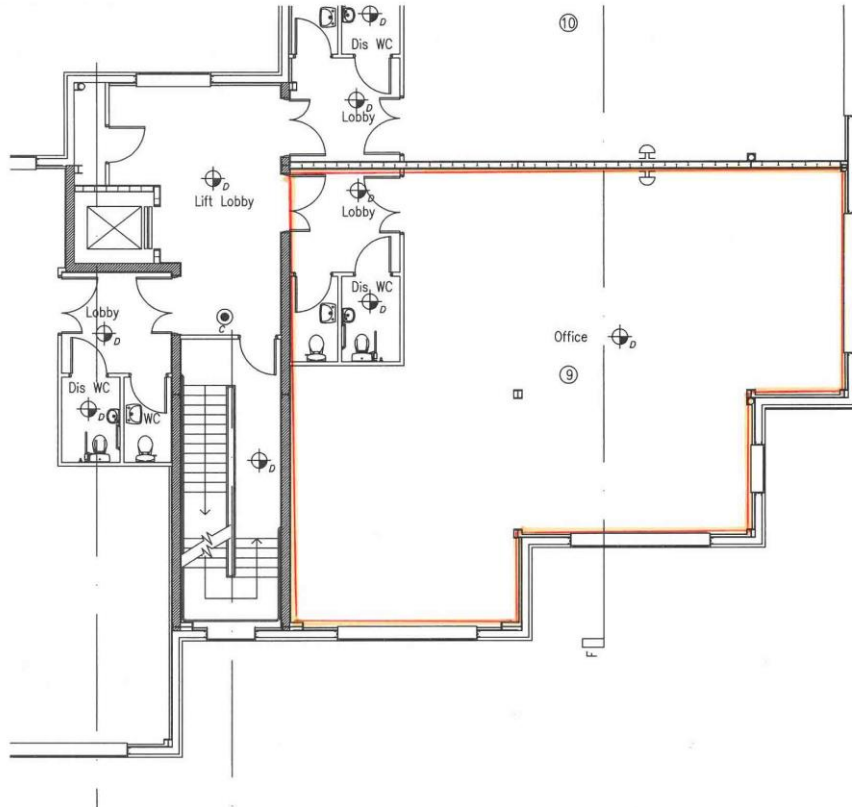


Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

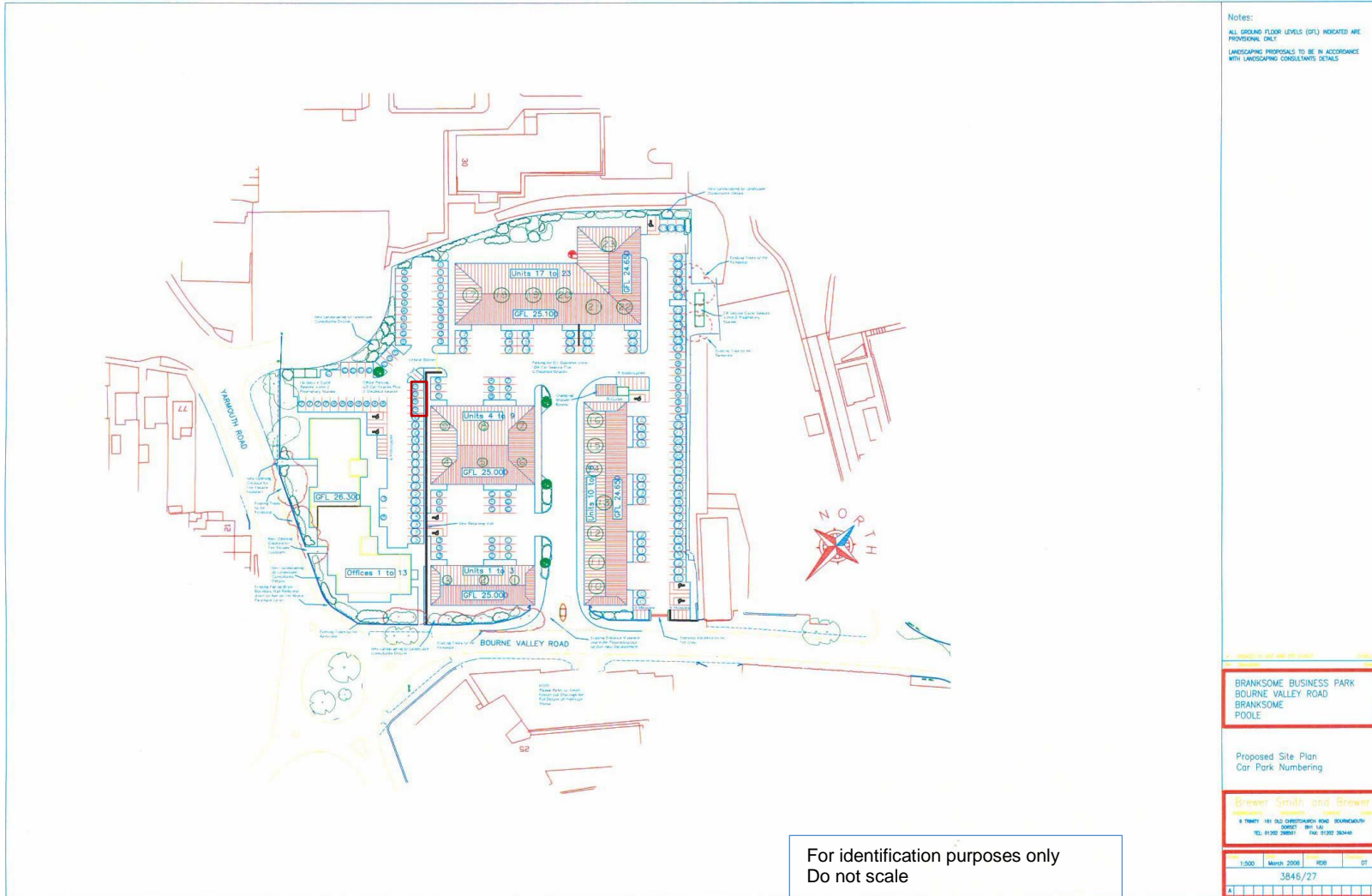


James Edwards
james.edwards@goadsby.com
01202 550123

Reference: 2441.9/SJT



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For identification purposes only
Do not scale

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