

TO LET

Office (767 sq ft)

at

First Floor

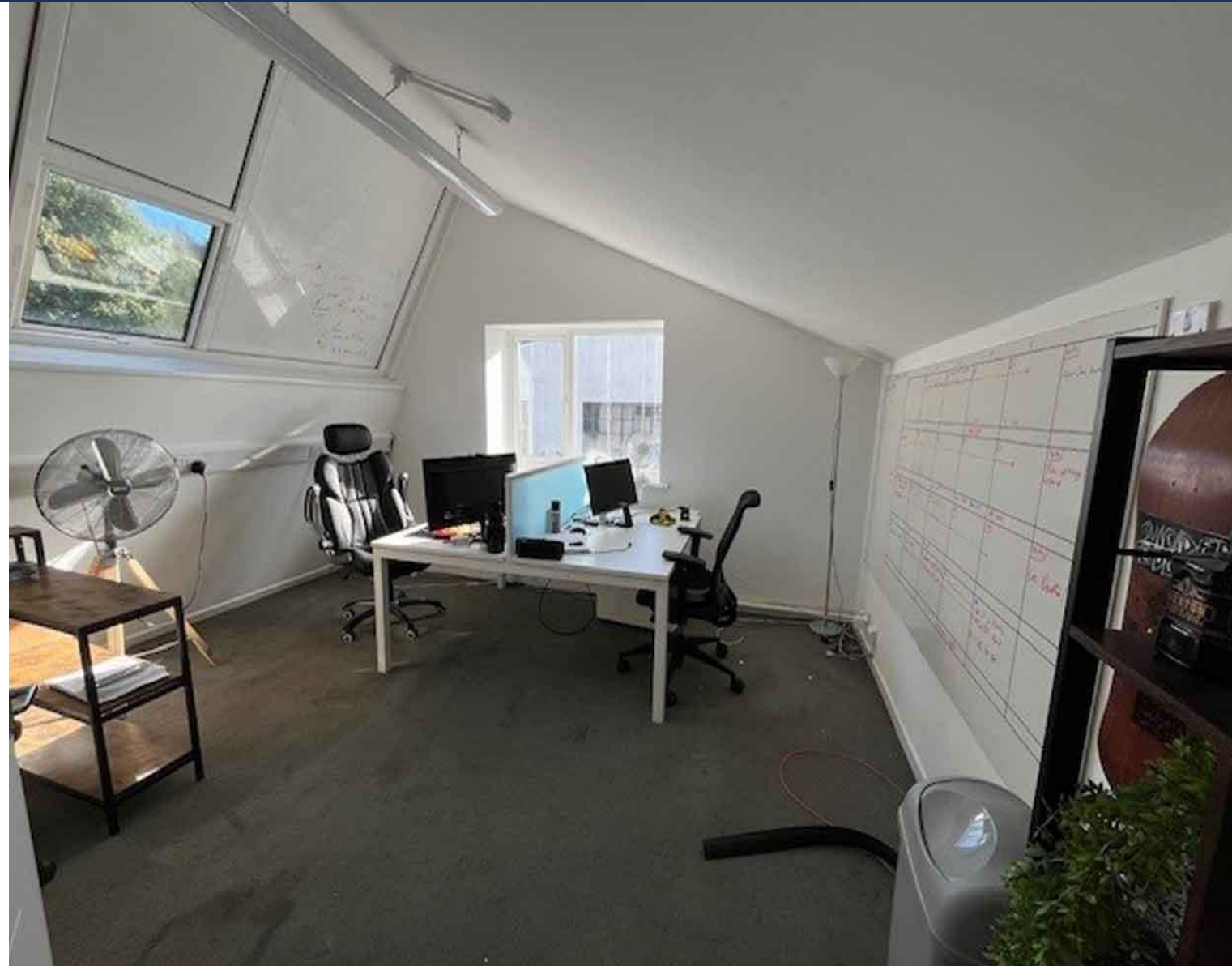
4a, 262 Ringwood Road

Parkstone

Poole

BH14 0RS

- * Located on busy thoroughfare (A348) approx 1.5 miles from Poole Town Centre
- * 767 sq ft offices and shared 'chill out' room, kitchen and cloakroom
- * On-site parking for 3 cars
- * Competitive rent of £9,250 pa
- * New lease, flexible terms



Reference: SGC/2851

LOCATION

The premises are located on the A348 Ringwood Road, connecting the north of the BCP conurbation to Poole which in turn links to the A31 / M27 / M3 motorway network to the east and the A35 to the west.

Poole town centre is approximately 1.5 miles distant to the southwest and Bournemouth town centre 4.3 miles to the south east.

DESCRIPTION

Features include:

- Attractive ground floor entrance lobby
- Carpeted
- Shared ground floor 'chill out' room / kitchen
- Shared ladies and gents cloakrooms
- Central heating
- 3 allocated on-sit car spaces

TENURE

The premises are available on a new lease, terms to be agreed at a commencing rent of **£9,250 pa**.

Our clients will require a 3 month rent deposit as security

In addition to the rent the tenants will be responsible for a 50% contribution towards utility costs of the building.

VAT

All figures quoted are exclusive of VAT, if applicable.

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.

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

To be separately assessed, but Small Business Rates Relief is likely to apply, subject to status.

SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of common parts. This is based upon 50% of the building's costs and for this year is £750.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

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.

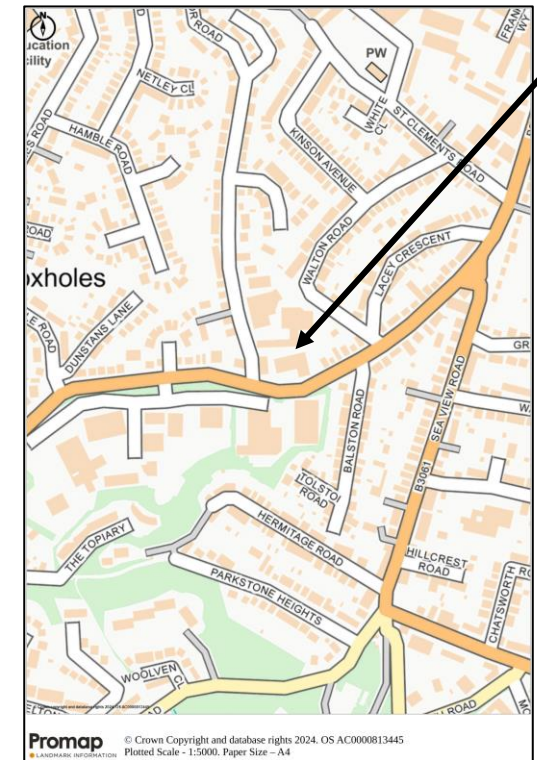
The Code can be viewed [HERE](#)

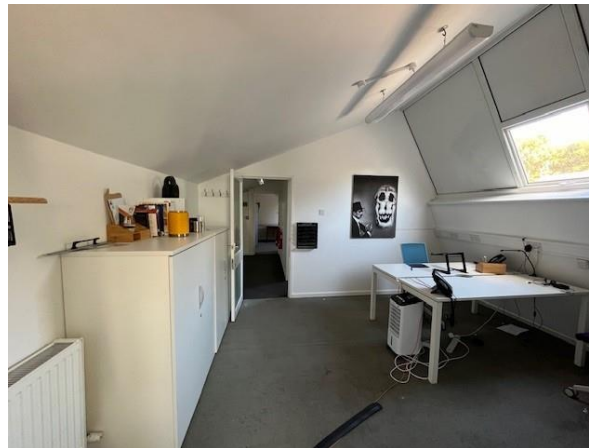
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Steve Chiari
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01202 550245





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