

TO LET

Modern first floor Office Suite with onsite parking

334 Ashley Road
Parkstone
Poole
BH14 9DF

- ❖ 640 sq ft of accommodation
- ❖ Recently refurbished to a high standard
- ❖ In heart of Ashley Road Shopping Centre
- ❖ New lease
- ❖ Rent - £8,750 per annum exclusive
- ❖ No rates (subject to status)



LOCATION

The premises are located in the centre of the shopping area above Greggs. Rear car parking is accessed off Albert road and Carlton Grove.

ACCOMMODATION

The first floor premises are approached from a rear external concrete staircase either from Norrish Road or a side footpath off Ashley Road.

The offices have been refurbished and carpeted to a high standard being arranged as two main office areas, front and rear with kitchen, utility room and separate male and female cloakrooms. Gas fired radiator central heating.

Front office 403 sq ft

Utility room 21 st ft

Cloakrooms

Male and Female both with WC and wash hand basin

Kitchen

Rear Office 237 sq ft

NET FLOOR AREA : 640 sq ft

LEASE

New full repairing and insuring lease by way of service charge contribution for a term to be agreed at a commencing rental of £8,750 per annum exclusive

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax and all interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.

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

Rateable value - £7,800

Small Business Rate Relief will apply (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

LEGAL COSTS

Each party is to bear their own legal costs.

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:-



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.