

## TO LET

### POOLE TOWN CENTRE OFFICE BUILDING

3 Parkstone Road  
Poole  
BH15 2NN

847 sq ft or 1,722 sq ft approx.

- ❖ Established town centre location
- ❖ Ground floor – 847 sq ft
- ❖ First floor – 875 sq ft
- ❖ Available individually or as one
- ❖ Each floor is totally self-contained
- ❖ Up to 6 on site car spaces
- ❖ New lease
- ❖ Rent from £12,000 per annum exclusive



## LOCATION

This detached office building is strategically located close to the junction of Parkstone Road with Longfleet Road within 100 yards of the George Roundabout and the Dolphin Shopping Centre.

There is easy access to the main bus terminus and railway station.

Parkstone Road is considered the main area for professional offices users with a good mix of solicitors, medical, estate agents and some retailers.

## ACCOMMODATION

Each floor has gas central heating.

### Ground floor

Currently arranged as four offices, kitchen and cloakroom providing 847 sq ft.

### First floor

Currently arranged as five offices, kitchen and cloakroom/WC providing 875 sq ft.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (82)

The full EPC and recommendations report are available on request.

## LEASE

Each suite is available on a new full repairing and insuring lease, terms to be agreed on the following rents:-

Ground Floor £13,500 pax with 3 car spaces  
First Floor £12,000 pax with 3 car spaces

Ground and first floor - £23,500 pax

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

The property is currently rated as one with a rateable value of £25,500.

If each floor is taken individually then the rates will need to be re-assessed.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise 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.

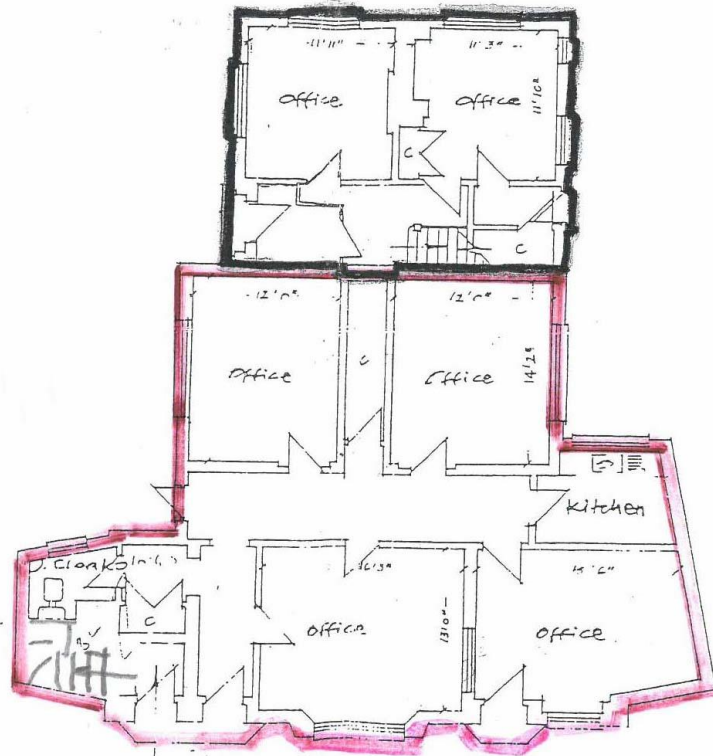
## VIEWING AND FURTHER INFORMATION

**Strictly by appointment through sole agents:-**



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto: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.



GROUND FLOOR



FIRST FLOOR

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