

TO LET

**Grade A offices 2,066-15,824 sq ft
Subject to extensive refurbishment
at
Beech House
28-30 Wimborne Road
Poole
BH15 2BU**

- ❖ Available Q1 2026
- ❖ Town Centre location
- ❖ 2066 sq ft – 15,824 sq ft
- ❖ On site parking for up to 26 cars
- ❖ Lift
- ❖ Available as a whole or individual floors
- ❖ New lease
- ❖ Rent £17 per square foot
- ❖ Sole Agents



LOCATION

Beech House occupies a prominent corner location on Wimborne Road (B3093) at the junction with Denmark Lane. Poole Train Station is only 0.2 miles away and within easy walking distance and the Dolphin Shopping Centre is close by.

The immediate vicinity is a good mix of commercial and residential. Wimborne Road is a main arterial road connecting Poole Town Centre with the main A35 to the north east which in turn provides access onto the M27/M3 motorway network.

Bournemouth International Airport is 8 miles to the north and Southampton Airport is 36 miles north east.

The Bournemouth/Poole/Christchurch conurbation boasts some of the best beaches in the UK and Poole has the second largest natural harbour in the world.

DESCRIPTION

The property is constructed over 5 floors, sitting on a site of approximately 0.31 acre providing onsite parking for 26 cars.

The building is currently undergoing an extensive refurbishment to Grade A standard. Further information on application. Accommodation is

available on a floor-by-floor basis or the whole building.

ACCOMMODATION

| | |
|---------------|------------|
| Ground floor | 2066 sq ft |
| First floor | 3409 sq ft |
| Second floor | 3425 sq ft |
| Third floor | 3444 sq ft |
| Fourth floor: | 3480 sq ft |

Total floor area 15,824 sq ft

Car Parking

26 total outside spaces, if property is divided, by negotiation.

LEASE

The premises are available on a new lease, terms to be agreed at a commencing rent of £17 per sq ft. The lease to be drawn on a full repairing and insuring term, by way of service charge.

RATEABLE VALUE

Whole Building £177,000.

Individual floors to be assessed.

ENERGY PERFORMANCE CERTIFICATE

Existing EPC – C rating

A new EPC will be available following completion of the refurbishment.

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.

Available from Q1 2026

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



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