

FOR SALE

(long leasehold)

Of interest both to office occupiers and investors

Vacant ground floor office with tenanted first floor suite (income producing)

at

**East House
Braeside Business Park
Sterte Avenue West
Poole BH15 2BX**

- ◆ Modern office building in town centre location
- ◆ Ground floor - Vacant - 2,039 sq ft - 3 car spaces
First floor - Let – 1,860 sq ft – 7 car spaces
- ◆ High Specification
- ◆ First floor let on a 3 year lease from April 2024 at a current rent of £20,000 pax rising to £21,00 in April 2026
- ◆ Availability / Price
Whole (both floors) - £535,000
Ground floor only (vacant) - £350,000
First floor only (investment) - £250,000
- ◆ All disposals will be by way of a 999 year ground lease at a peppercorn rent
- ◆ Sole agents



LOCATION

The property forms part of an attractive modern Business Park immediately adjacent Hole Bay Road (A350) which offers excellent road links to the A35 trunk road, Poole Ferry and freight terminals, Poole main line Railway station and the Town Centre all of which are within half a mile's walking distance.

The East House, constructed in 2005 is the middle property of 3 individual office buildings.

The offices on both floors offer a good standard of finish including:

- Communal entrance lobby
- Air conditioning
- Fitted kitchens on each floor
- Ladies and gents WC's
- Cat 2 lighting
- Ducted under floor trunking
- Solar glazing
- Door entry system
- On-site car parking

BUSINESS RATES source: www.voa.gov.uk

Rateable value - £42,500 for whole building, tenants on first floor currently pay 50% of rates.

MEANS OF DISPOSAL

As a whole

To include the benefit of an occupational lease on the first floor accommodation to Backline Logistics Support Services Ltd for a term of 3 years from April 2024 at a current rent of £20,000 pax rising to £21,000 in April 2026 on full repairing and insuring terms. The lease is contracted outside the security of Tenure provisions of the Landlord and Tenant Act 1954 (as amended).

Price for the whole - £535,000

Ground floor only

The ground floor is sold with full vacant possession
Price £350,000

First floor only

Sold with occupational lease, rent currently £20,000 per annum exclusive
Price £250,000

ENERGY PERFORMANCE CERTIFICATE

Commissioned

ANTI MONEY LAUNDERING REGULATION

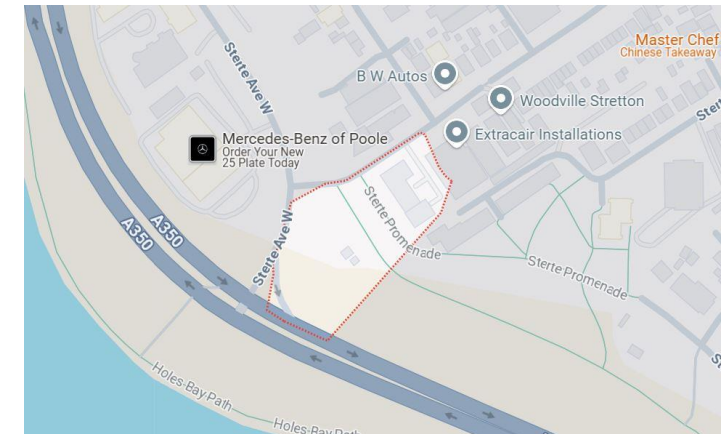
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

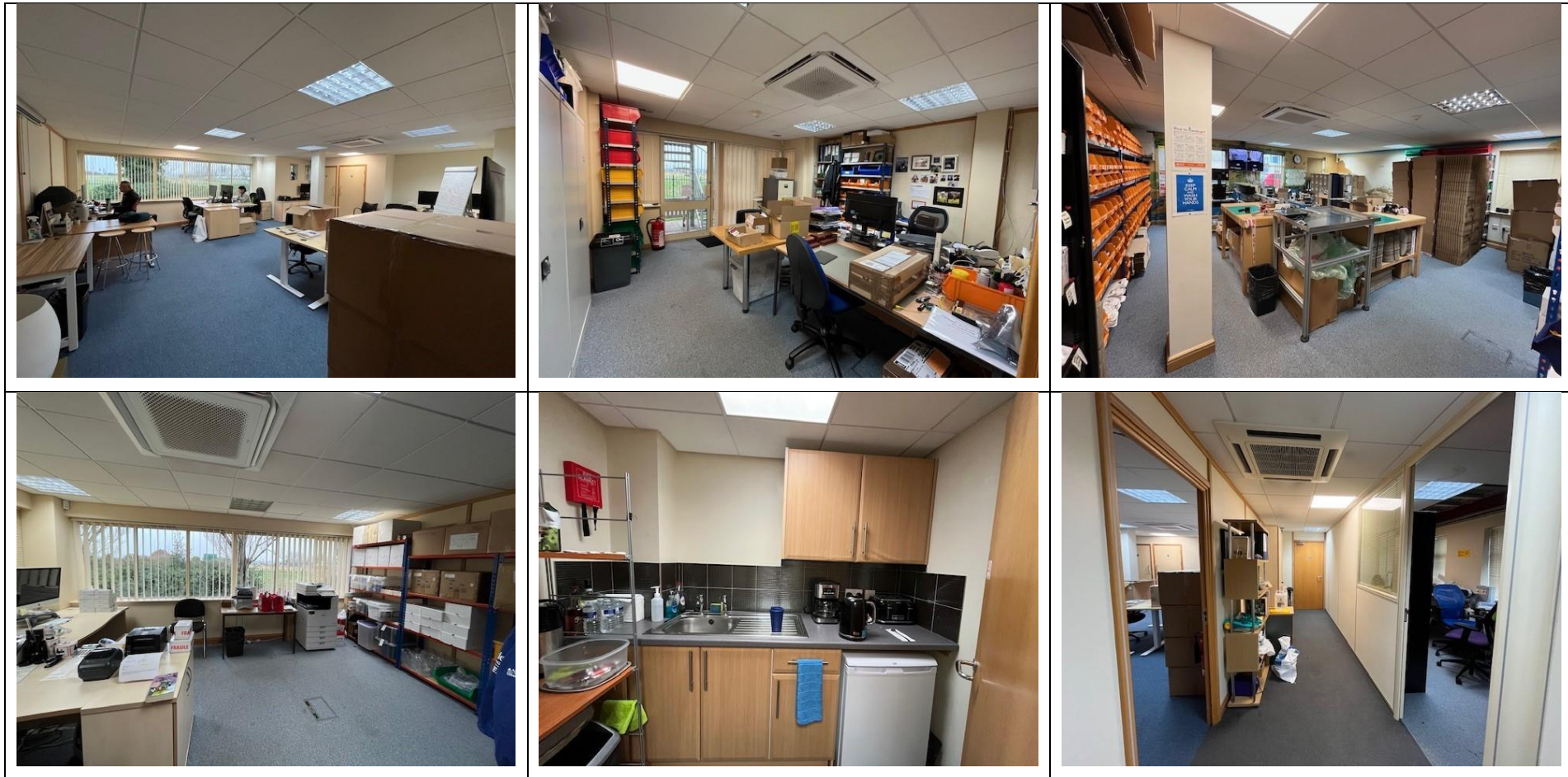
Strictly by appointment through the agents:-



Steve Chiari
stevec@nettsawyer.co.uk
01202 550245
07808 724411



Ground Floor



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.

First Floor



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.