

TO LET

GROUND FLOOR OFFICE SUITES

65 - 146 SQ M // 696 - 1,573 SQ FT



BUSINESS SPACE

goadsby

GROUND FLOOR, UNIT J1 THE FULCRUM
VANTAGE WAY, POOLE, DORSET, BH12 4NU

SUMMARY >

- OPEN PLAN ACCOMMODATION WITH SEPARATE MEETING ROOMS
- NEW LEASE AVAILABLE

RENTS FROM: £12,000 PER ANNUM EXCL.



REF:
o233673

GROUND FLOOR, UNIT J1 THE FULCRUM
VANTAGE WAY, POOLE, DORSET, BH12 4NU



C - 56
EPC Rating

Location

The property is located on The Fulcrum, which is immediately adjacent to Sunseeker Technologies on Mannings Heath. Forming part of Poole's largest development, it affords excellent access to the A35 dual carriageway and both Bournemouth and Poole town centres are only approximately 5 miles.

Description

The accommodation forms part of a two storey office property with brick and clad elevations. The available ground floor is split into two suites and accessed from a central lobby. It comprises mostly open plan accommodation with a separate meeting room in both suites. The office also benefits from the following:

- Gas fired central heating
- Cat 2 lighting
- Perimeter trunking
- Suspended ceilings
- Kitchenette
- WC

Accommodation

	sq m	sq ft
Suite 1	82	877
Suite 2	65	696

Net internal area approx. 147 1,573

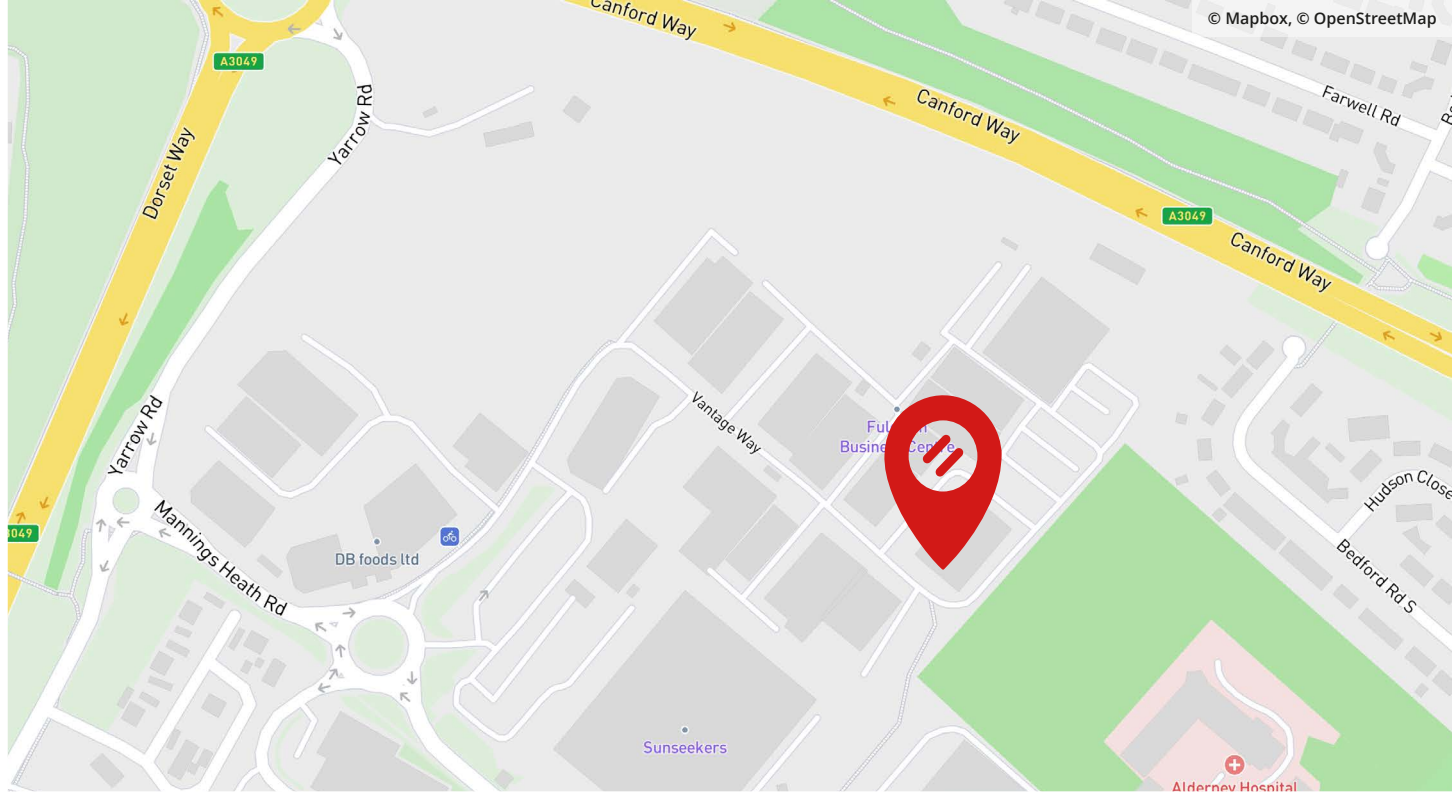
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Parking

The property benefits from allocated parking.

Lease

The premises are available to let by way of a new lease for a negotiable term.



REF:
o233673

GROUND FLOOR, UNIT J1 THE FULCRUM
VANTAGE WAY, POOLE, DORSET, BH12 4NU

Rent

Suite 1	£12,000 per annum
Suite 2	£12,000 per annum
Suites 1 & 2	£20,000 per annum

The above rents are exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

The ground floor has the following rateable values:

Suite 1	£10,250 (from 1.4.23)
Suite 2	£7,400 (from 1.4.23)

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



Joshua Adamson
joshua.adamson@goadsby.com
01202 550110 // 07500 894599

Joseph Holderness
joseph.holderness@goadsby.com
01202 550200 // 07879 435387



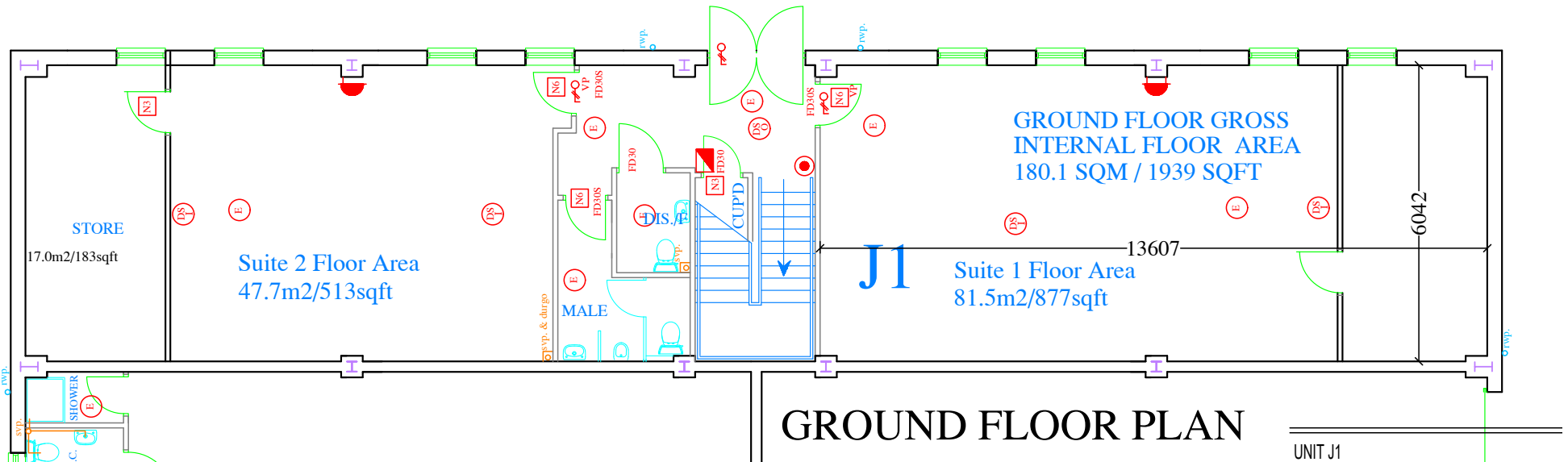
Steve Chiari
stevec@nettlesawyer.co.uk
01202 550245 // 07808 724411



REF:
o233673

GROUND FLOOR, UNIT J1 THE FULCRUM
VANTAGE WAY, POOLE, DORSET, BH12 4NU

NOT TO SCALE, ILLUSTRATION ONLY



Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.