

TO LET

TOWN CENTRE, SELF CONTAINED OFFICE WITH PARKING

UNIT 9 WINCHESTER PLACE, NORTH STREET, POOLE, DORSET BH15 1NX



**sibbett
gregory**



- Approx. net internal area 131.5 sq m (1,416 sq ft)
- Rent £23,000 per annum exclusive
- Modern accommodation
- 4 allocated parking spaces

LOCATION

The premises are situated in a highly prominent office development in Poole town centre fronting North Street and the Hunger Hill junction. Winchester Place is located between Towngate Bridge and Poole High Street and has excellent access to Poole railway station and the Dolphin Shopping Centre.

The property benefits from excellent road connections with immediate access onto the Holes Bay Road (A350) which provides access to A35 to the east of Poole and Dorset Way (A3049) to the west.

DESCRIPTION

Winchester Place is a modern office development comprising terraces of two and three storey office buildings. Unit 9 is located within the courtyard area of the development and comprises a two storey, self-contained property with traditional brick elevations under a pitched tiled roof.

The property provides open plan office accommodation on each floor together with kitchen facilities on the ground floor. Toilets are also provided on each floor. The accommodation will be redecorated prior to a new lease.

The specification includes:

- Gas fired heating
- Double glazed windows
- Carpeting
- Power & IT points

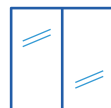
The property comprises approx. 131.5 sq m (1,416 sq ft)



Carpeting



Heating/cooling system



Double glazing



Power & IT points



TENURE

The property is available by way of a new Full Repairing and Insuring lease for a minimum term of 3 years.

RENT

£23,000 per annum exclusive of business rates, estate service charge and VAT.

PARKING

The property has 4 allocated parking spaces in the car park at the rear of the development which is accessed via a security barrier.

There is also visitor parking provided at the front of the development.

ESTATE SERVICE CHARGE

The property is subject to an estates service charge in respect of the common parts of the Winchester Place development. Further details are available on request.

EPC

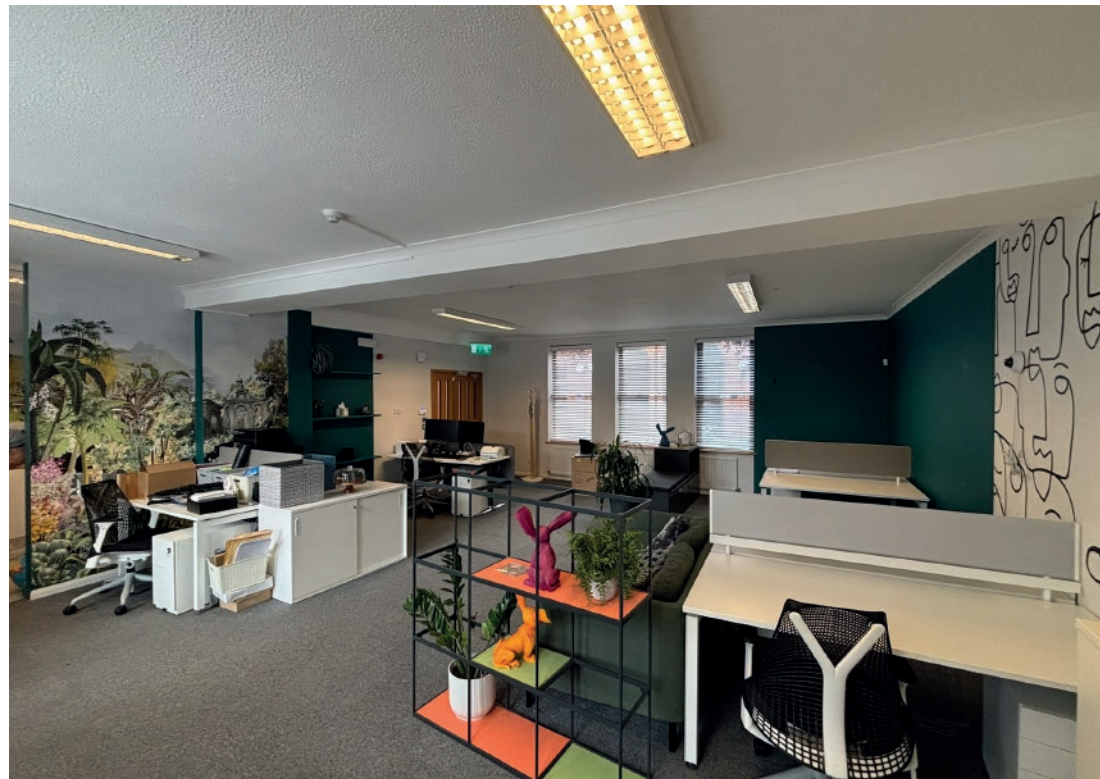
The property has an EPC rating of C – 69.

A copy of the full EPC report is available on request.

BUSINESS RATES

The property has a rateable value of £19,500 from 1 April 2026.

The rates payable are determined by the Uniform Business Rate multiplier which is set by the Government annually.





VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

