

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

TO LET

TOWN CENTRE OFFICE SUITE

359 SQ FT // 33 SQ M



BUSINESS SPACE



ELIZABETH HOUSE

GROUND FLOOR, 40 LAGLAND STREET, POOLE, DORSET, BH15 1QC

SUMMARY >

- TOWN CENTRE LOCATION
- ALLOCATED PARKING
- INCLUSIVE RENTAL
- FLEXIBLE TERMS

RENT: £7,950 PER ANNUM



REF:
o17129

ELIZABETH HOUSE
GROUND FLOOR, 40 LAGLAND STREET, POOLE, DORSET, BH15 1QG

EXAMPLE OF A TENANTED SUITE

Location

- Located in Poole town centre with frontage to Lagland Street
- Provides access to Poole High Street
- Mainline railway station and bus station within half a mile
- On-site parking available
- Well serviced by nearby public car parks
- Less than half a mile from Poole Quay

Description

Elizabeth House is a purpose built office building providing accommodation over two floors and there is a communal entrance. There are shared male and female WCs on the ground floor. The suite is accessed via the ground floor communal reception area and is located on the ground floor. The suites benefits from the following specification:

- Perimeter trunking
- Suspended ceiling
- Intercom system
- UPVC windows
- Central heating
- Kitchenette
- Lighting
- Blinds
- Carpet

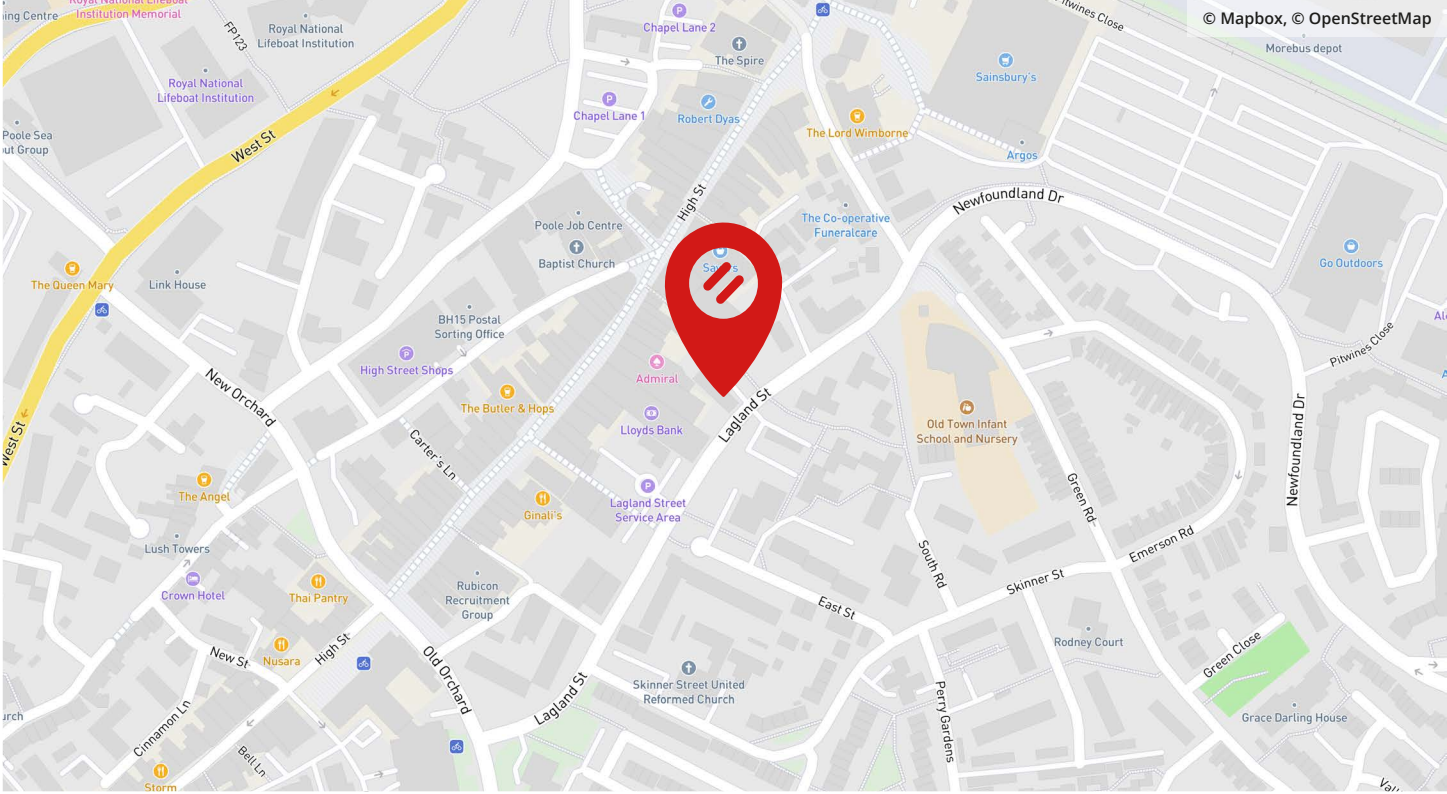
Externally, the suites benefits from 1 allocated parking space.

Accommodation

Suite	Size	Rent pax	Rateable Value
Suite 2	359	£7,950	£5,200 (from 1.4.23)

The above rents are inclusive of service charge, building insurance, but exclusive of business rates, internet/telecoms, utilities and all other outgoings payable quarterly in advance by standing order.

The accommodation has been measured in accordance with RICS Property Measurement (2nd Edition).



Lease

The suite is available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only, open market rent reviews every 3 years.

VAT

Our client has confirmed that the office is not subject to VAT.

Business Rates

100% small business rates relief is currently available on properties with a rateable value of £12,000 or less (subject to conditions).

Legal Costs

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

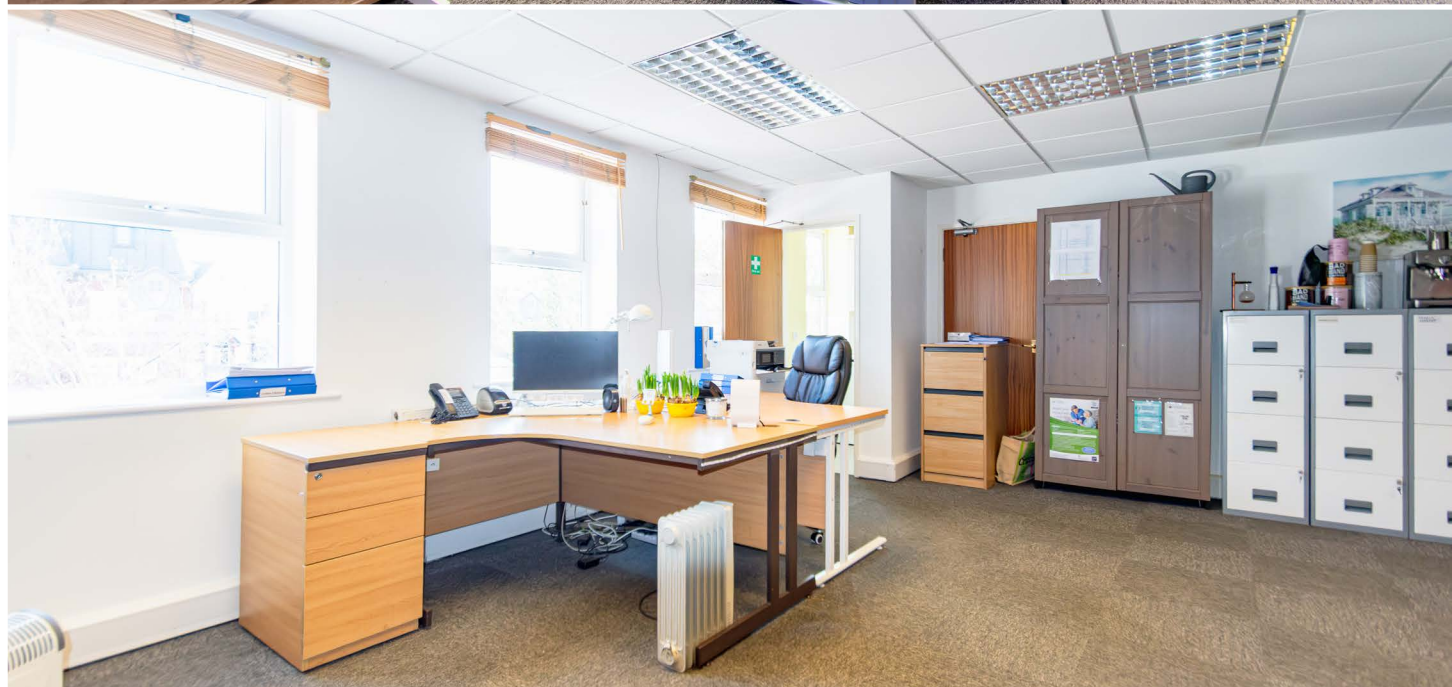
Viewing

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



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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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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