

# FOR SALE/TO LET

**PROMINENT SELF-CONTAINED  
OFFICE BUILDING IN  
POOLE OLD TOWN**

**3,073 SQ FT // 286 SQ M**



BUSINESS SPACE

goadsby

**HORIZON HOUSE, 1 MARKET CLOSE**  
POOLE, DORSET, BH15 1NQ



## SUMMARY >

- PROMINENT SELF-CONTAINED OFFICE BUILDING
- 9 ALLOCATED PARKING SPACES
- ACCOMMODATION ARRANGED OVER 3 FLOORS

**PRICE: £550,000** (NOT ELECTED VAT PURPOSES)

**RENT: £38,000** PER ANNUM EXCL.



REF:  
0277678

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D - 91  
EPC Rating

## Location

The property occupies a prominent corner position in Poole Old Town fronting New Orchard, Dear Hay Lane and Market Close. The premises are approximately 0.5 mile distant from Poole Train Station and 0.3 mile distant from Poole Quay.

The premises are less than 100 metres distant from the A350 which provides access to the A35.

## Description

The property comprises a three storey purpose built office with brick elevations and UPVC windows. There are two access points at ground floor level which allows for separate access to the first and second floors, if required. There are 9 allocated parking spaces to the rear of the property which are accessed from New Orchard.

The self-contained office accommodation is arranged over three floors, with kitchen facilities on the ground floor and W.C facilities on the ground and first floors. There are shower facilities on the ground floor.

The accommodation benefits from the following specification:

- Central heating
- Lighting
- Perimeter trunking
- Blinds
- Carpets (to part)
- Wooden floor (to part)

## Accommodation

	sq m	sq ft
Ground floor	96	1,034
First floor	93	998
Second floor	97	1,041

<b>Total IPMS3 area approx.</b>	<b>286</b>	<b>3,073</b>
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(Measured in accordance with RICS Property Measurement (2nd edn))







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## Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

## Rent

**£38,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Price

£550,000 exclusive of VAT

## Tenure

Freehold with vacant possession.

## Rateable Value

£24,500 (from 1.4.23)

## Legal Costs

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

## VAT

Our client has confirmed that the property is not currently elected for VAT purposes.

## Viewing

Strictly by prior appointment through the sole 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)