

VIEW DRONE VIDEO



TO LET 168 SQ M (1,810 SQ FT)

HIGH QUALITY SELF-CONTAINED OFFICE BUILDING WITH PARKING

Situated in one of Dorset's most sought-after waterside locations, enjoying stunning views across Poole Harbour

4 JOSHUA'S VISTA, 202 SANDBANKS ROAD, LILLIPUT, POOLE, DORSET, BH14 8HA

A BUSINESS ADDRESS THAT MAKES AN IMPRESSION

4 Joshua's Vista offers far more than office accommodation – it provides an **exceptional business address** in one of Dorset's **most prestigious waterside locations**, combining **high-quality workspace** with an outstanding setting overlooking Poole Harbour.

PROPERTY HIGHLIGHTS



1,810 sq ft (168 sq m)



Cooling / heating



Allocated parking



Retail & café facilities nearby



Direct waterside access (restricted depth)



EPC Rating: B (41)





The property occupies a prime position in the heart of Lilliput, one of Dorset's most prestigious and highly sought-after locations. Positioned between Poole and Bournemouth, the building enjoys spectacular views across the world-renowned Poole Harbour and is just 3.5 kilometres from the famous Sandbanks Peninsula.

Lilliput offers an excellent selection of cafés, restaurants, convenience stores and everyday amenities, all within close proximity. Nearby attractions including **Whitecliff Waterfront**, **Parkstone Yacht Club** and **Salterns Marina** further enhance the area's appeal.

The property benefits from excellent road communications via **Sandbanks Road (B3369)**, providing convenient access to Poole town centre, Bournemouth, the A35 and the wider regional road network. Mainline rail services from both Poole and Bournemouth offer direct services to London Waterloo, making the location ideal for businesses serving both regional and national clients.



DESCRIPTION

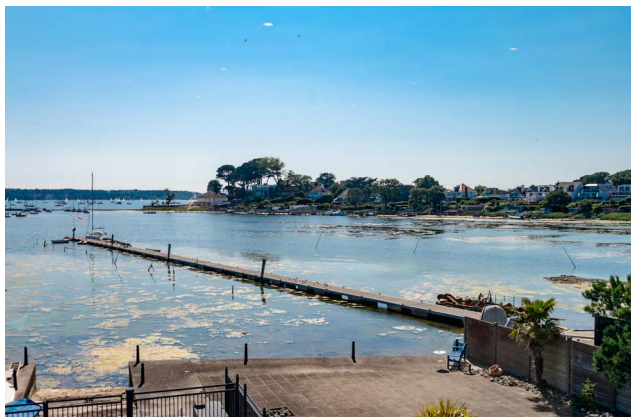
The property comprises a modern, self-contained office building arranged over three floors and benefits from the following specification:

- Modern lighting throughout
- Cooling / heating
- Male and female WCs
- Kitchenette
- Balcony and waterside terrace
- Direct access to the waterfront
- Allocated parking for approximately 7-9 vehicles

FLOOR AREAS

	sq m	sq ft
Ground Floor	41	441
First Floor	83	891
Second Floor	44	478

Total	168	1,810
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LEASE

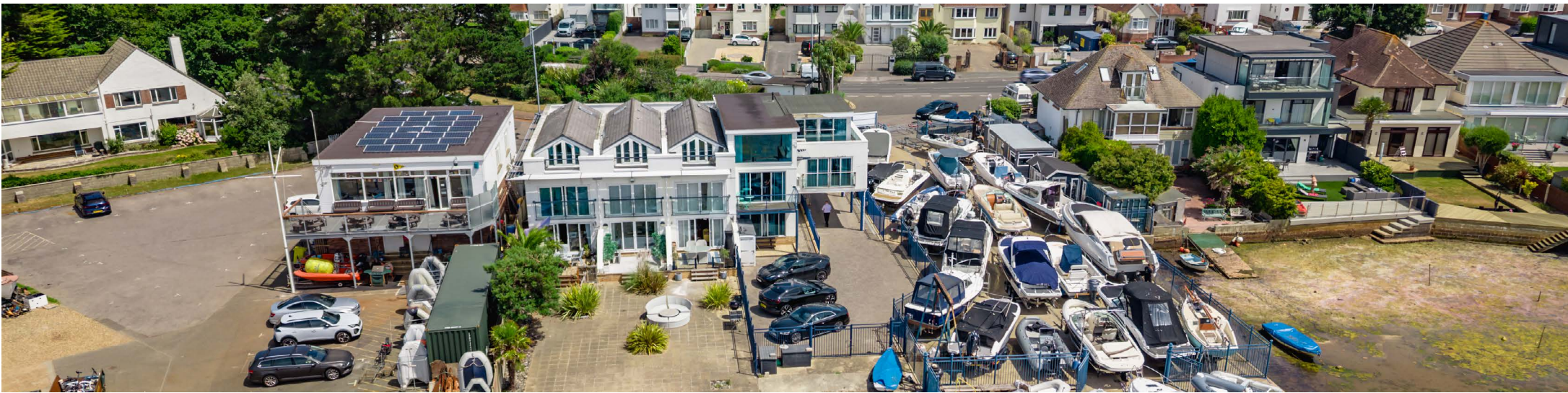
The premises are available by way of a new full repairing and insuring lease for a term to be agreed, incorporating upward-only open market rent reviews.

RENT

£55,000 per annum exclusive of business rates, VAT, insurance, utilities and all other outgoings.



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RATEABLE VALUE

£27,250 (Effective from 1 April 2026)

LEGAL COSTS

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

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT. Interested parties are advised to satisfy themselves as to the incidence of VAT in this transaction.

EPC RATING

B (41)

VIEWINGS

Strictly by prior appointment through the sole agents:



JAMES EDWARDS
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JOSEPH HOLDERNESS
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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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