

FOR SALE



**DETACHED COMMERCIAL
PREMISES IN POOLE**

4,483 SQ FT // 416.5 SQ M

1 PARKSTONE ROAD AND 2/2B LONGFLEET ROAD, POOLE, DORSET, BH15 2NN



**NET SITE AREA APPROX:
0.042 HA (0.104 ACRES)**

**PRICE:
£695,000 EXCL. VAT**

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DOLPHIN CENTRE

POOLE TRAIN STATION

POOLE BUS STATION

1 PARKSTONE ROAD

PARKSTONE ROAD

LONGFLEET ROAD

PARKSTONE ROAD

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LOCATION

- The property is situated in a highly prominent position on Parkstone Road in Poole town centre, within close proximity to The George roundabout and the former Barclays House building.
- Parkstone Road is one of the main routes into the town centre and it is an established mixed use area with both commercial and residential properties. Poole Hospital is situated close to the property and the amenity of Poole Park is within a short walking distance.
- The main facilities of the town centre are also in within easy reach including the Dolphin Shopping Centre, the rail station and bus station.

DESCRIPTION

- The property comprises a substantial, detached two storey office building. The property has rendered elevations under a pitched tiled roof and some feature windows with ornate features.
- The property has been combined to incorporate adjoining properties previously known as 2/2B Longfleet Road. 1 Parkstone Road was formerly a bank property and incorporates a large basement which contains a goods lift and a strong room containing 3 safes.
- The main entrance to the property fronts Parkstone Road but there are two further entrances off Longfleet Road.
- Internally, the building provides a number of individual offices and meeting rooms of various sizes which are accessed by two staircases. The property provides modern kitchen and toilet facilities and has gas fired central heating (served by two boilers) and air-conditioning which is either ceiling or wall mounted.
- There is also a goods lift serving the ground floor and basement only. The basement comprises a boiler room and storage.

>> LOCATION MAP >> AERIAL VIEW >> WHAT3WORDS



SPECIFICATION

- Gas fired heating (served by two boilers)
- Mix of timber and UPVC double glazed windows
- Mix of modern LED lighting, spot lights and Cat 2 lighting
- Mix of floor coverings including timber flooring and carpets
- Air-conditioning in the office areas
- Modern kitchen and WC facilities on the first floor including two showers
- Externally, the property has a tarmac parking area providing space for 8 cars if parked in tandem.

PLANNING

Planning consents have been granted as follows:

11 February 2009 to erect a first floor extension to form additional office accommodation Planning Application Number 08/17157/017/F

18 April 2007 to erect first floor extension Planning Application Number 07/17157/016/F

TENURE

Freehold with vacant possession.

RATEABLE VALUE

The property has a Rateable Value of £48,750 from 1 April 2026.

ACCOMMODATION

	sq m	sq ft
Ground Floor	191.5	2,061
First Floor	185	1,992
Basement	40	430
Total Net Internal Area.	416.5	4,483

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

PRICE

£695,000 EXCL.VAT

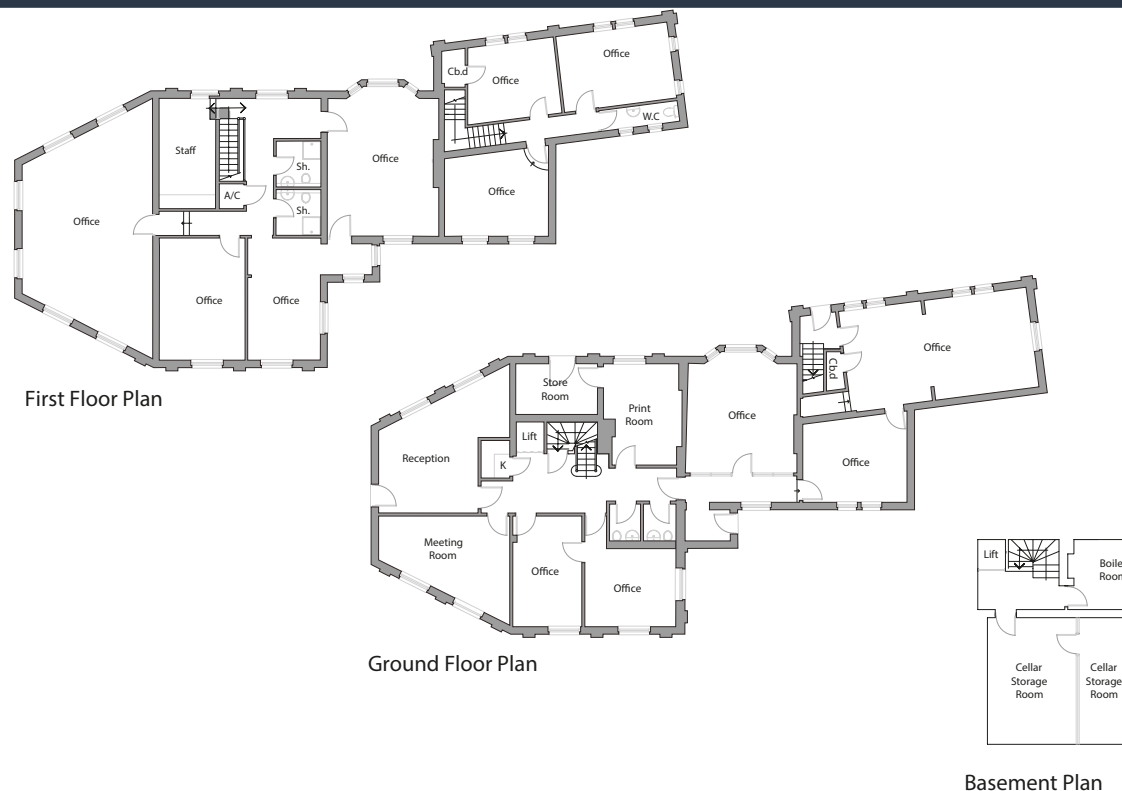
EPC RATING

C - 64





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LEGAL COSTS

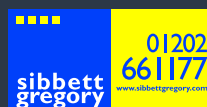
Each party is to be responsible for their own legal costs.

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.

VIEWINGS

Strictly by prior appointment through the joint agents, **Goadsby & Sibbett Gregory**, through whom all negotiations must be conducted.



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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.

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.