

Suite 11, Second Floor

branksome park house

Branksome Business Park, Bourne Valley Road
Poole, Dorset, **BH12 1ED**

TO LET

Modern office suite with 5 car-parking spaces

154 sq m // 1,660 sq ft



Summary

- Modern office with kitchenette
- 1,660 sq ft // 154 sq m
- Dedicated cloakrooms
- Car-parking and bicycle racks within barrier controlled car-park - 5 car spaces
- Shower facilities
- Comfort cooling/heating
- Security control access
- **Rent: £24,050 per annum exclusive of VAT and all outgoings**



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Location

Branksome Business Park is conveniently located at the junction of Yarmouth Road and Bourne Valley Road approximately half a mile from Poole Road which connects directly to the Wessex Way.

A338 Wessex Way	0.8 mile
Bournemouth Town Centre	2 miles
Poole Town Centre	4.1 miles
Westbourne	1 mile
Branksome Train Station	0.6 mile

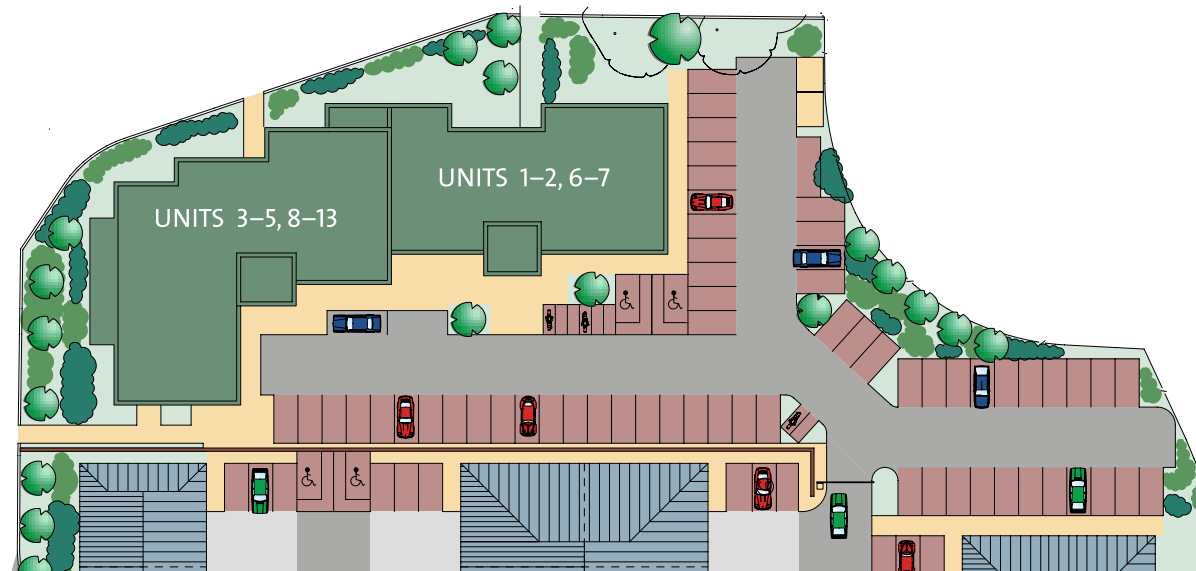
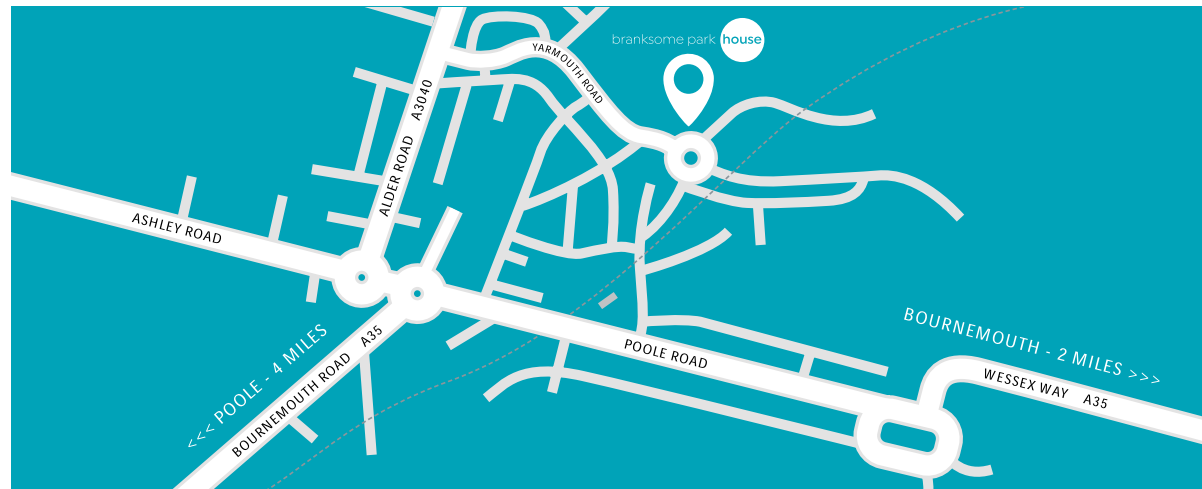
Approximate distances obtained from google maps.

Description/Specification

Branksome Park House consists of a number of office suites arranged over three floors with communal entrances providing access to the lifts and stairwells.

- Carpets
- Lighting
- Suspended ceilings
- Cooling/heating
- Entry phone system
- Dedicated cloakrooms and a kitchenette within each suite

Externally, there is a barrier controlled car-park with allocated spaces for each suite.



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- Size – 1,660 sq ft
- Rent – **£24,050 per annum** exclusive of VAT and all outgoings
- 5 car parking spaces
- Service charge – £1,500 plus VAT per quarter
- Rateable values:

Offices	Currently assessed as two
	rateable values
Parking Space	£600 (from 1.4.23)



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Leases

The suite is available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews. Occupation can be granted within 48 hours (subject to terms).

EPCs

B - 27

Legal Costs

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

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.

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/tenant once a sale/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/tenant once terms have been agreed.

Viewing

Strictly prior appointment through the joint sole agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



james.edwards@goadsby.com

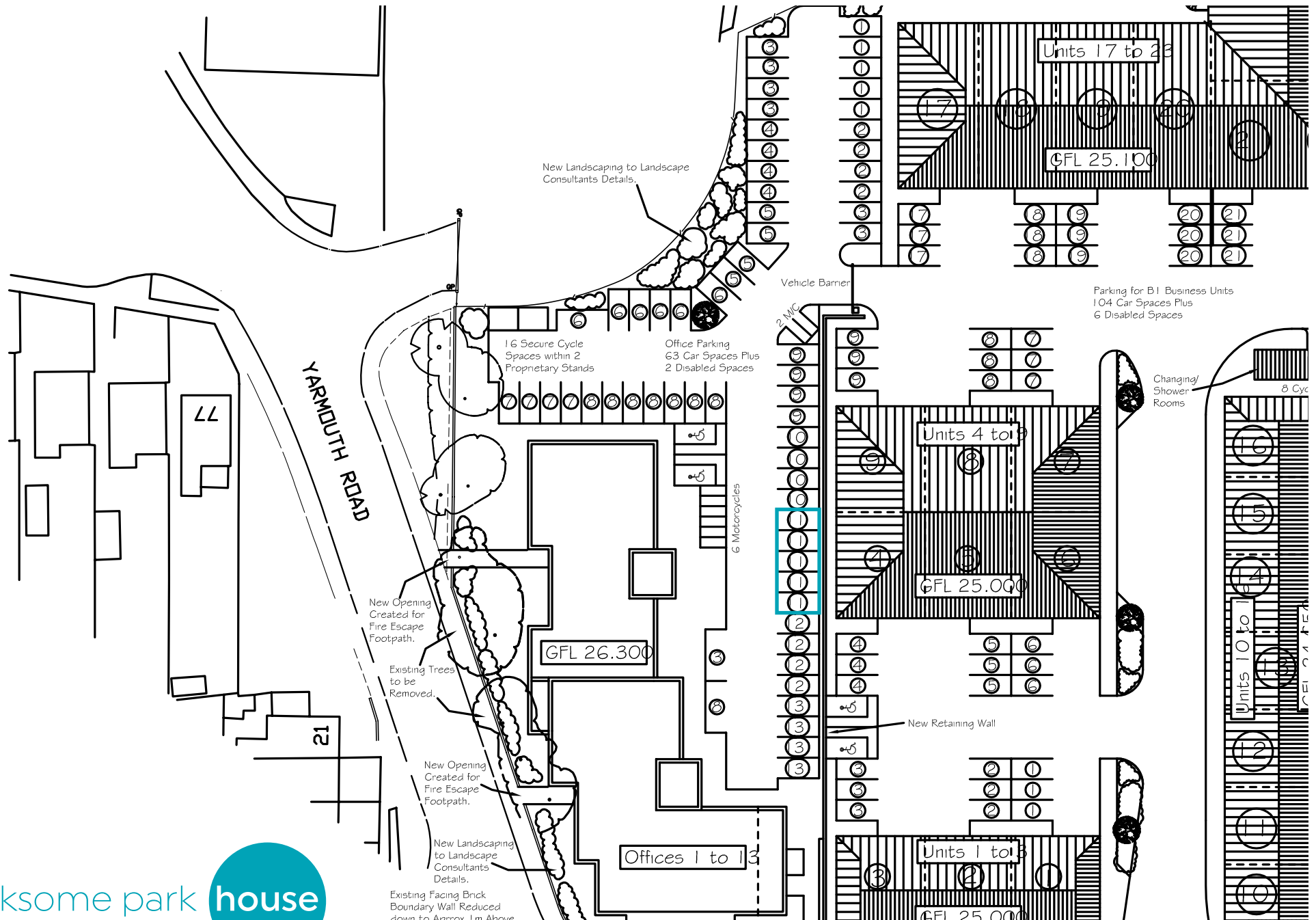
07801 734797



stevec@nettsawyer.co.uk

01202 556491

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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