

# TO LET

SELF CONTAINED TWO STOREY OFFICE BUILDING  
SEAFORTH HOUSE, 176 BOURNEMOUTH ROAD, POOLE, BH14 9HA



sibbett  
gregory



## LOCATION

The property occupies a highly prominent location on the corner of Bournemouth Road and Florence Road in Parkstone, Poole. The property has direct frontage to Bournemouth Road.

Bournemouth Road (A35) connects with Commercial Road to the west and Poole Road to the east and therefore the property benefits from excellent access to both Poole and Bournemouth town centres.

Poole town centre is approx. 2.5 miles distant and Bournemouth town centre is approx. 3 miles distant. Both Parkstone and Branksome railway stations are within easy reach of the property.

## DESCRIPTION

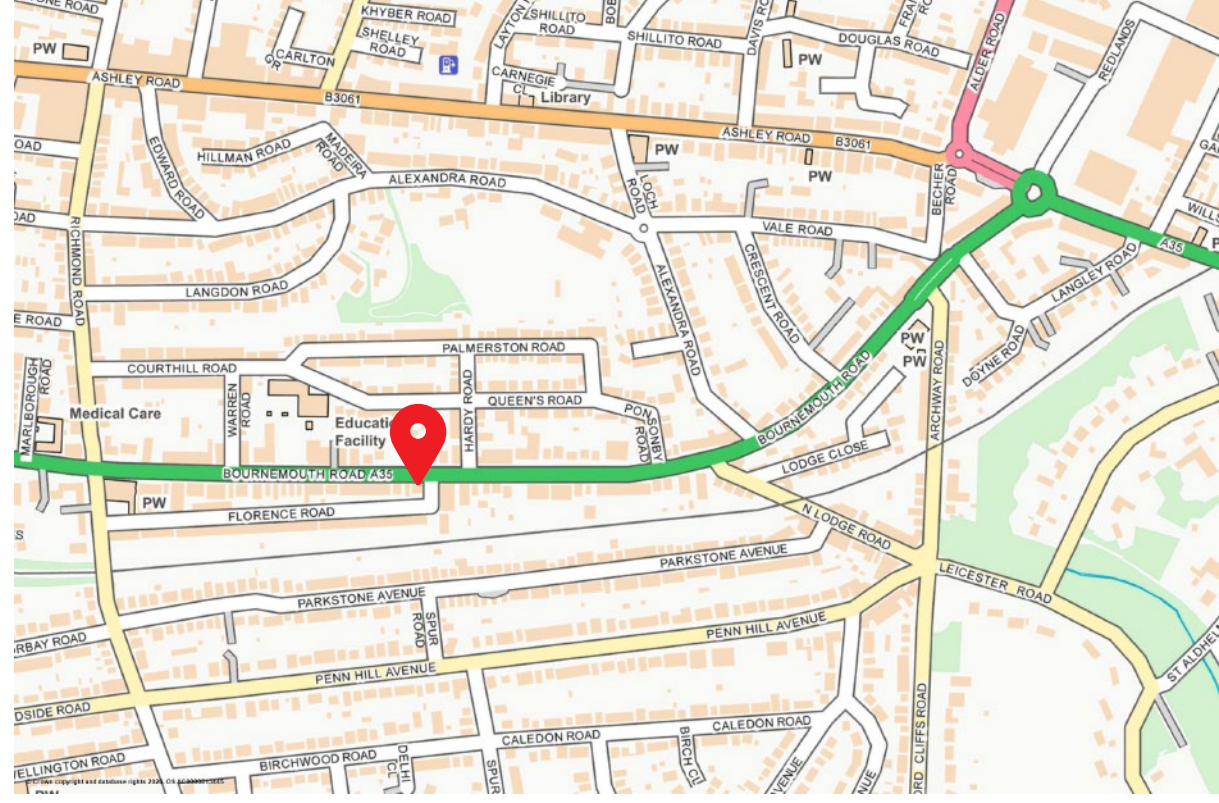
The property comprises a self-contained, two storey office building with a prominent frontage to Bournemouth Road in Parkstone. The accommodation is arranged as 3 offices on the ground floor with a kitchen and WC and 4 offices on the first floor with a further WC.

- The specification of the property includes the following:-
- Gas fired central heating
- Plastered ceilings
- Surface mounted and inset spot lighting
- Carpeting
- Power and data points
- Perimeter trunking

## ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor	46.27	498
First Floor	54.63	588
<b>Total</b>	<b>100.90</b>	<b>1,086</b>



## TENURE

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

£18,000 per annum exclusive of business rates and VAT.

## PARKING

The property has parking for 5 cars.

## BUSINESS RATES

The premises have a rateable value of £15,250 with effect from 1 April 2026

## EPC

The premises have an energy rating of C – 60 and the certificate is valid until 25 January 2031.

## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

