FOR SALE - MODERN OFFICE PREMISES WITH PARKING
PART INCOME PRODUCING

UNIT 4 OLD GENERATOR HOUSE, 25 BOURNE VALLEY ROAD, BRANKSOME, POOLE, BH12 1DZ

LOCATION

Old Generator House has direct access from Bourne Valley Road in Branksome, close to its junction with Yarmouth Road and Surrey Road.

The property is located approx. 2 miles from Bournemouth town centre and approx. 4 miles from Poole town centre.

Branksome railway station is situated half a mile from the property. Local shops and facilities are available nearby at Poole Road, Westbourne or Ashley Road, Parkstone.

DESCRIPTION

Old Generator House is a former Victorian generator station which was converted to provide a terrace of self-contained, two-storey office buildings.

Unit 4 Old Generator House is a mid-terrace property with original brick elevations under pitched and slate covered roof sections. The roof incorporates a special glazed clerestory feature which provides excellent natural light to the first floor offices.

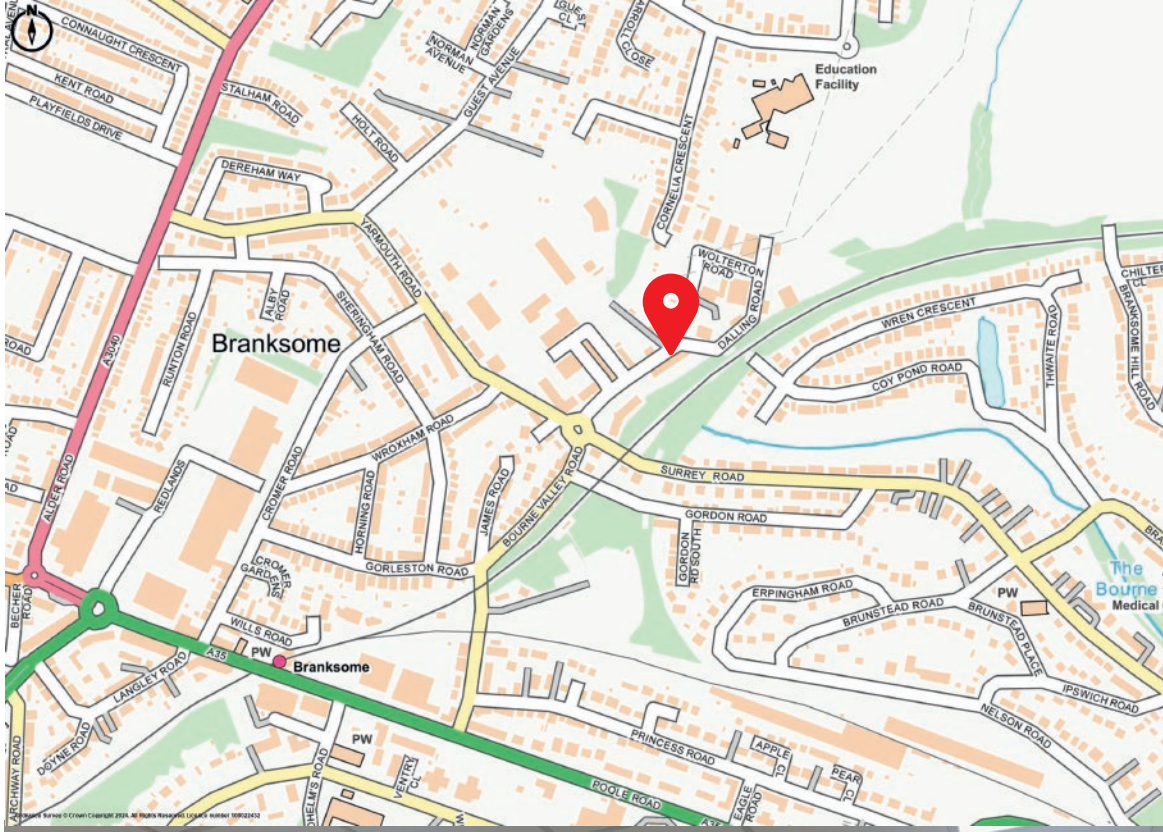
The ground floor is let and provides mainly open plan office accommodation with two partitioned offices/meeting rooms. The premises also include basement accommodation which can be accessed internally via a staircase or externally through a single personnel door directly from Bourne Valley Road.

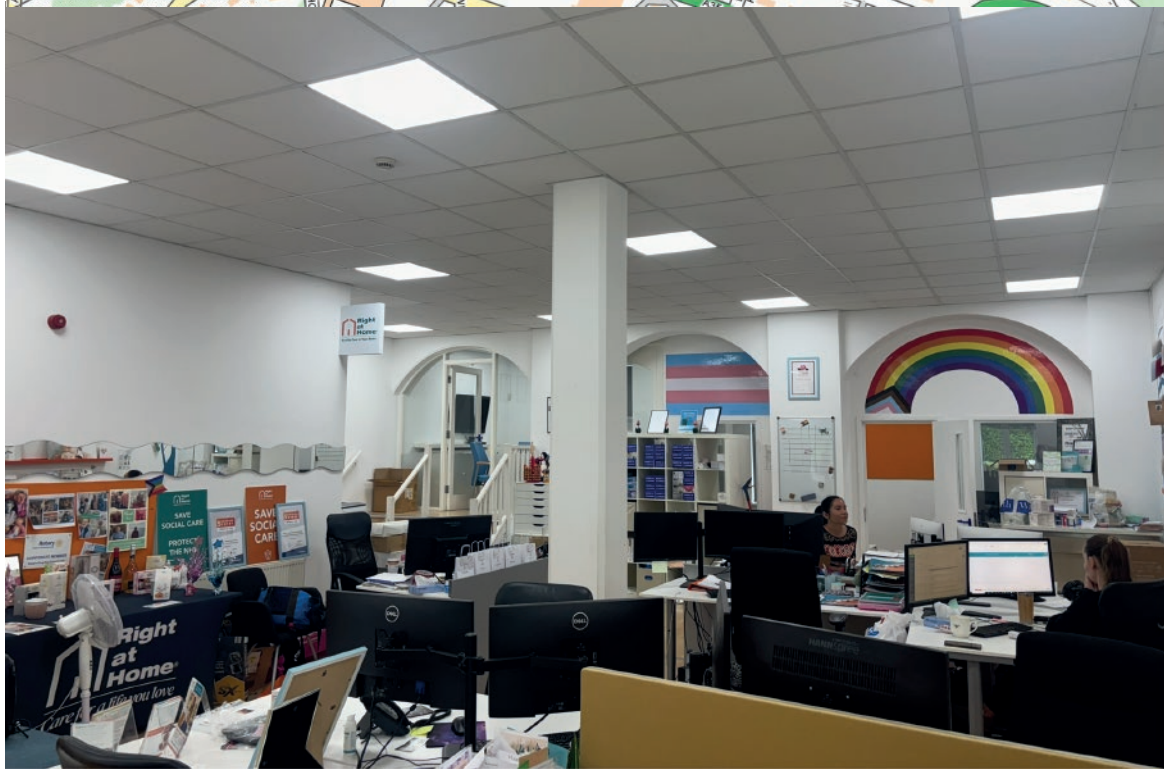
The first floor offices are vacant and provide open plan accommodation with a small mezzanine floor suitable for storage. There is an open plan kitchen area and double doors lead to the external terrace.

Male and female toilets are provided on the landings between the ground and first floors and a kitchenette is provided on the top floor.

The specification includes:-

- Mix of suspended and plastered ceilings
- UPVC double glazed windows and external doors
- Gas fired central heating
- Perimeter skirting trunking
- Security alarm
- Mix of lighting
- Allocated parking spaces





Accommodation	sq m	sq ft	Tenure
Ground Floor Office	106.6	1,147	Let
Basement	90.7	976	Let
First Floor Office	76.6	825	Available
Mezzanine	16.8	180	Available
TOTAL	**290.7**	**3,128**	

TENURE

For Sale freehold subject to an existing Full Repairing and Insuring lease of the ground floor and basement let to Bournemouth Assistance Ltd t/a Right At Home on a lease expiring on 21 November 2030 at a passing rent of £21,150 per annum exclusive.

The first floor will be sold with vacant possession.

PRICE

£370,000 exclusive for the freehold interest.

The property is not elected for VAT and therefore VAT is not payable on the purchase price.

BUSINESS RATES

The property is assessed for business rates on a floor by floor basis

From 1st April 2026 the property has a rateable value of:

Ground Floor £22,000
First Floor £15,250

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of E – 106 and the certificate is valid until 16 September 2030.

VIEWING

By prior arrangement with the joint agents Sibbett Gregory or Nettleship Sawyer.

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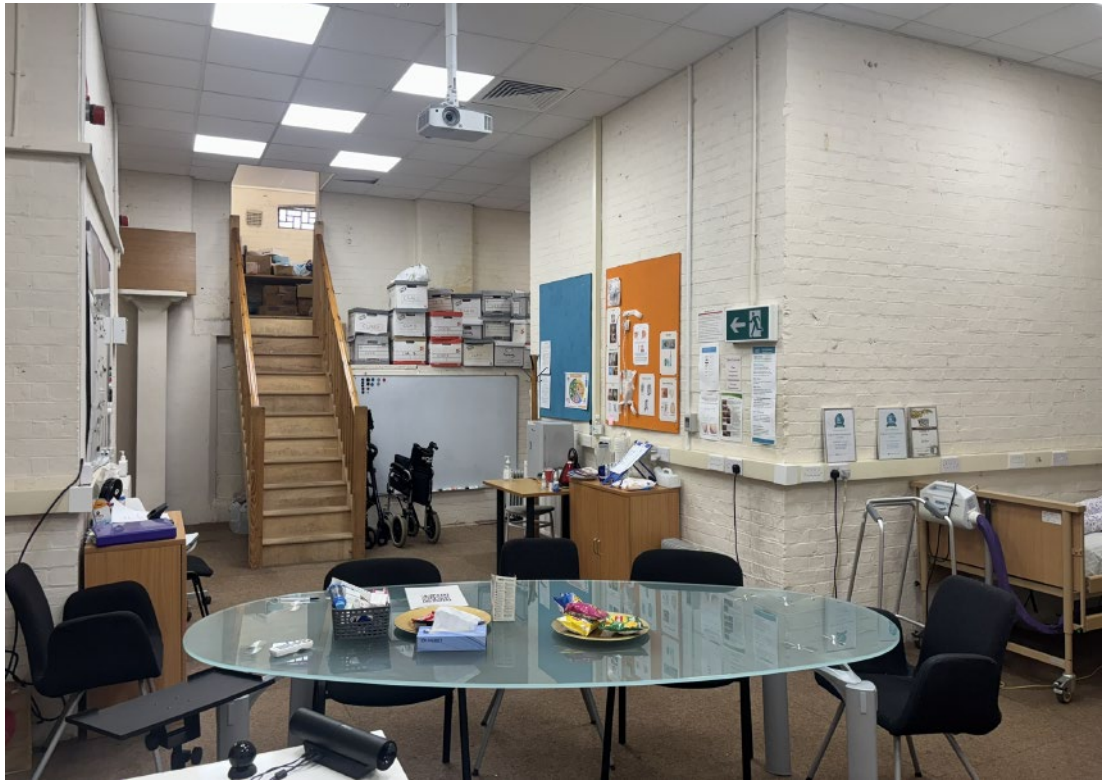
FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

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