

TO LET
MODERN OFFICE ACCOMMODATION
SUITES FROM 315 SQ FT



BUSINESS SPACE



HELLO HOUSE

135 SOMERFORD ROAD, CHRISTCHURCH, DORSET, BH23 3PY

SUMMARY >

- A VARIETY OF MODERN OFFICE SUITES AVAILABLE
- ALLOCATED CAR PARKING IN A GATED REAR CAR PARK
- AIR CONDITIONING
- RENT INCLUSIVE OF SERVICE CHARGE, BUILDINGS INSURANCE AND UTILITIES

RENTS FROM: £2,200 PER ANNUM*



Location

The premises offer a main road position on Somerford Road approximately 1/4 of a mile from the A35 Christchurch bypass and approximately 2 miles from the Christchurch Town Centre.

Description

Hello House is a three storey detached building providing modern office accommodation. The building is set in landscaped surroundings, has a gated car-park to the rear and CCTV cameras in operation.

A shared ground floor reception is accessed from Somerford Road via a paved approach with automatically operated sliding doors, providing a modern and stylish entrance which is air conditioned and benefits from security cameras. Within the building there are shared communal kitchenette facilities, a lift, male and female WC facilities and a disabled WC.

Specification

- Perimeter trunking
- Air conditioning
- Suspended ceiling
- Lighting
- Carpets

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.

Summary of Accommodation

Suite	Size (Sq M)	Size (Sq Ft)	Rent (per annum)	Rateable Values
First Floor, Suite 4, Office 1	35	375	£9,375	To be reassessed
First Floor, Suite 4, Office 2	36	388	£9,700	To be reassessed
First Floor, Suite 4, Office 3	42	455	£11,375	£4,750 (01/04/23)
First Floor, Suite 4, Office 6	38	413	£10,325	£5,200 (01/04/23)
Second Floor, Suite 6, Office 2	35	377	£9,425	£4,850 (01/04/23)
Second Floor, Suite 6, Office 3	42	450	£11,250	£5,700 (01/04/23)
Second Floor, Suite 5, Office 1	13	136	£3,400	To be reassessed
Second Floor, Suite 5, Office 2	9	98	£2,450	To be reassessed
Second Floor, Suite 5, Office 3	8	88	£2,200	To be reassessed
Second Floor, Suite 5, Office 6	39	410	£10,250	To be reassessed

Please note:

The car spaces have separate assessments and each space currently has a rateable value of £300.

The floor areas have been provided by the landlord. *The above rents are per annum inclusive of service charge, buildings insurance & utilities but exclusive of VAT, telephone/internet cost, business rates and the cleaning of own suite.

EPC rating

First Floor Suite 3	C - 74
First Floor Suite 4	D - 88
Second Floor Suite 6	D - 91
Second Floor Suite 5	C - 73

Legal Costs

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

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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