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**MAJESTIC 1, ALTITUDE, 56-58 PARKSTONE ROAD,  
POOLE, BH15 2PG**

OFFICE TO LET / FOR SALE  
1,526 SQ FT (141.77 SQ M)



# Summary

## FOR SALE – MODERN SELF-CONTAINED GROUND FLOOR OFFICE IN POOLE

<b>Available Size</b>	1,526 sq ft
<b>Rent</b>	£22,500 per annum
<b>Price</b>	Offers in excess of £300,000 exclusive of VAT
<b>Rateable Value</b>	£17,000 (from 01/04/2023)
<b>Service Charge</b>	TBC
<b>EPC</b>	B40

- Frontage to Parkstone Road
- Open plan with reception and 2 meeting rooms / offices
- 2 car parking spaces
- Kitchenette
- Approximately 750m from Poole Railway Station and Poole Town Centre
- Approximately 250m from Poole Park
- Tenure - Long Leasehold

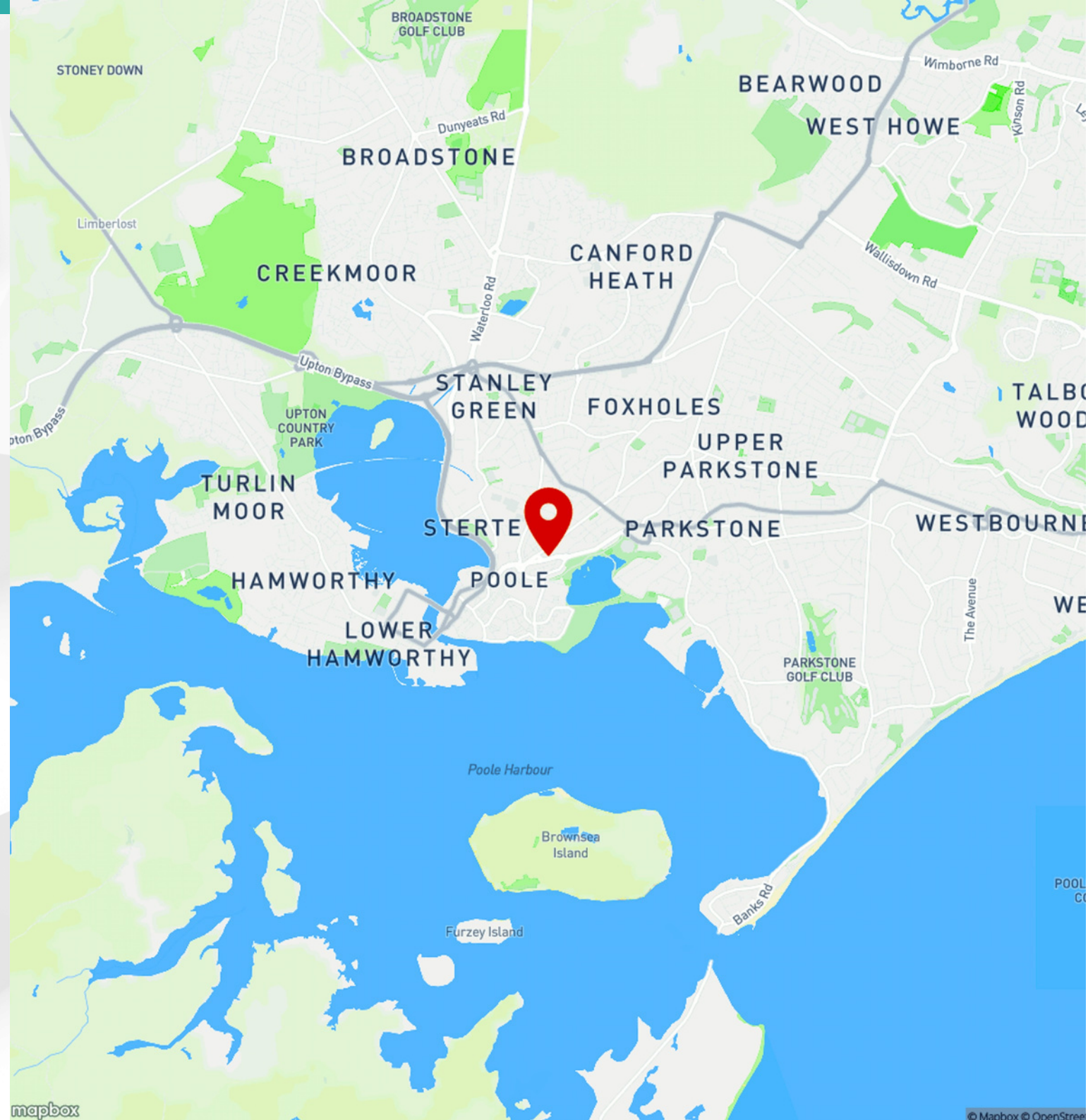


# Location



**Majestic 1, Altitude 56-58**  
**Parkstone Road, Poole, BH15**  
**2PG**

Altitude is situated approximately 750m from Poole Town Centre with prominent frontage to Parkstone Road. Parkstone Road is a popular and established commercial location and forms one of the main routes into Poole Town Centre. Nearby occupiers include solicitors, accountants and a range of other commercial businesses.





# Further Details

## Description

Altitude is a seven storey, mixed use building which provides high quality ground floor office suites, together with 21 residential apartments above. The property has striking and contemporary elevations and the office suites provide modern open plan accommodation. There is an on-site car-park, which is accessed from Seldown Lane at the rear of the property. As you look at the building, Majestic One is accessed from the front of the property (Parkstone Road) and extends to approximately 1,526 sq ft, laid out as an open plan office with reception, 2 meeting rooms/offices, kitchenette and male, female and disabled WCs.

The office benefits from the following specification.

- Carpets
- LED and spot Lighting
- Suspended Ceiling
- A/C – Heating and cooling
- Double Glazed Aluminium Framed Windows
- Raised Floors
- Kitchenette
- Male, Female and Disabled WCs

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,47	136.66
Ground - Kitchenette	1 55	5.11
<b>Total</b>	<b>1,526</b>	<b>141.77</b>

## Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior of the building, maintenance of the car-parking area and building's insurance. Interested parties are advised to make further enquiries.

## Tenure

Long Leasehold - 125 years from 1 Jan 2013. Ground Rent TBC.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

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





## Enquiries & Viewings

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