

# TO LET

FIRST AND SECOND FLOORS, 292 WIMBORNE ROAD, WINTON,  
BOURNEMOUTH BH9 2HN



**sibbett  
gregory**



## LOCATION

The premises are situated on the corner of Wimborne Road and Bryanstone Road in Winton which is a busy suburb of Bournemouth. Winton is approximately 3 miles north of Bournemouth town centre and benefits from a number of established retail and restaurant facilities.

Wimborne Road in Winton connects with A347 Talbot Avenue which links to Wallisdown to the east and Bournemouth town centre to the south-west. The A347 connects directly with A338 Wessex Way is approximately 2.5 miles distant.

## DESCRIPTION

The premises comprise first and second floor office accommodation which is accessed from a self-contained entrance on Bryanstone Road via a secure door entry system. A staircase leads from the ground floor entrance to the office accommodation on the upper floors.

The first floor comprises two offices, kitchen with staff breakout area and external terrace, storage room and single WC. The second floor comprises three separate offices and a further WC.

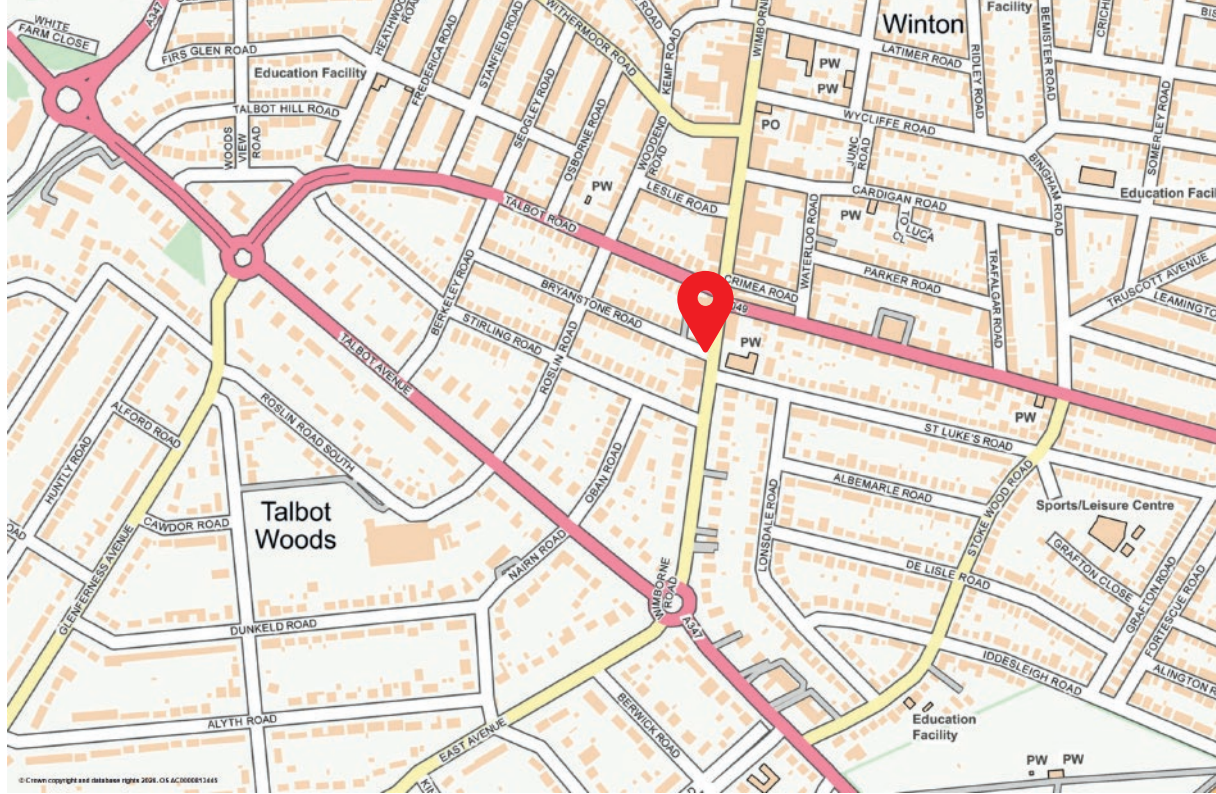
The specification includes the following:

- Gas fired central heating
- Mix of modern lighting
- Plastered ceilings
- Carpet
- Wall mounted electrical sockets
- Single glazed sash windows

## ACCOMMODATION

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

| Description  | sq m         | sq ft        |
|--------------|--------------|--------------|
| First Floor  | 74.0         | 796          |
| Second Floor | 50.0         | 538          |
| <b>Total</b> | <b>124.0</b> | <b>1,334</b> |



## TENURE

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

## RENT

£16,500 per annum exclusive of business rates, utilities, insurance and VAT.

## BUSINESS RATES

The premises have a rateable value of £15,500 with effect from 1 April 2026.

## EPC

To be provided.

## 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.

