

# FOR SALE

## SELF-CONTAINED OFFICE ACCOMMODATION WITH GREAT TRANSPORT LINKS

104 SQ M // 1,123 SQ FT



BUSINESS SPACE

goadsby

**UNIT A MULBERRY COURT**  
STOUR ROAD, CHRISTCHURCH DORSET BH23 1PS

## SUMMARY >

- 3 ALLOCATED PARKING SPACES
- SELF-CONTAINED

PRICE: £249,950 EXCLUSIVE OF VAT



REF:  
0355943

**UNIT A MULBERRY COURT**  
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C - 56  
EPC Rating

## Location

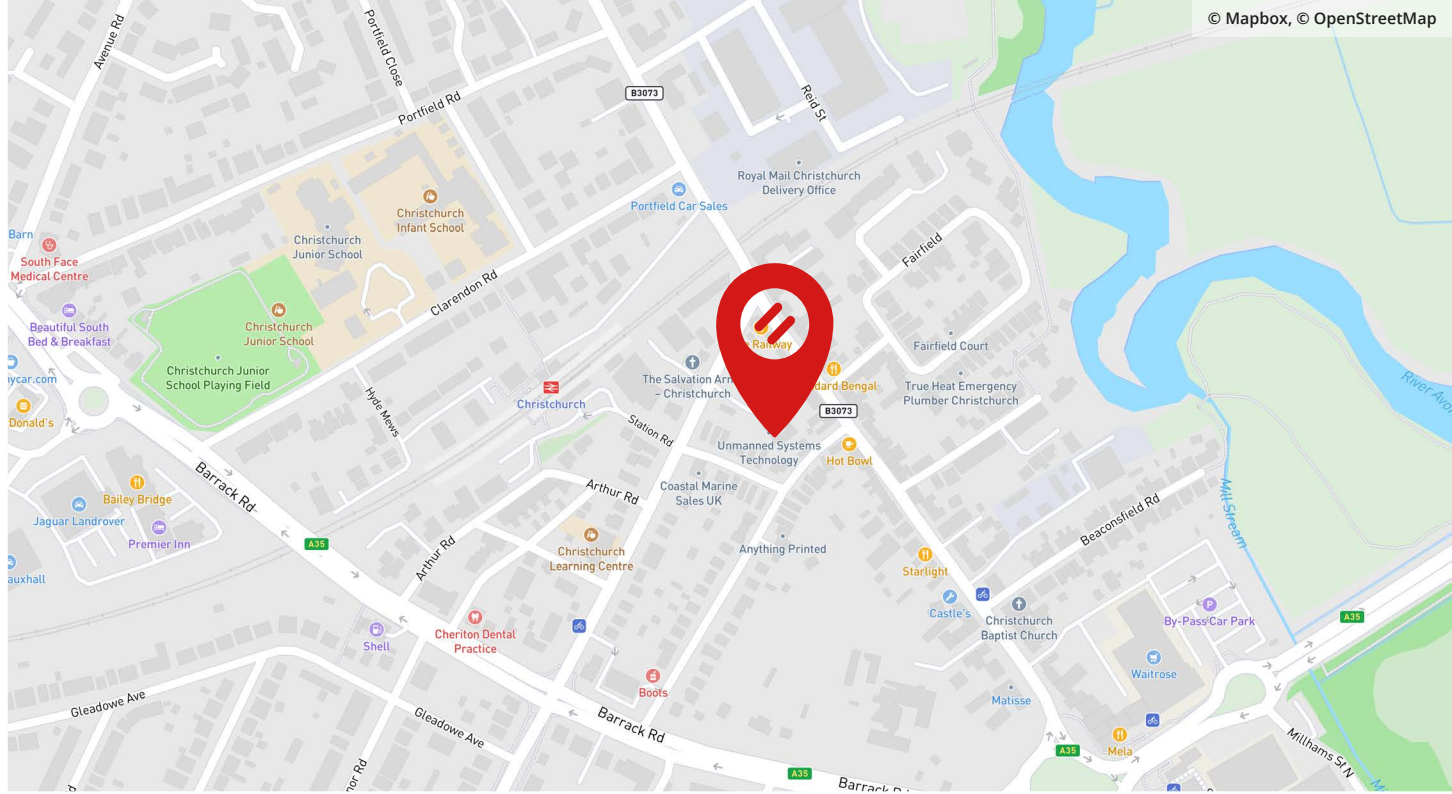
- Christchurch is an attractive priory town on the south coast, approximately 5.6 miles east of Bournemouth and west of the New Forest
- Bargates is one of the principal roads through Christchurch
- The surrounding area is characterised by a variety of retail outlets, professional service providers, and catering businesses
- Christchurch High Street is approximately 0.6 miles from the premises, offering an array of national occupiers, shops, cafés, and restaurants
- Christchurch railway station is approximately 0.1 miles from the premises
- The office also benefits from active bus routes serving Bournemouth and New Milton

## Description

Mulberry Court is a development of offices which were constructed in the 1990s. Unit A is a self-contained, 3 story office building of traditional brick construction under a pitched tiled roof. The ground floor entrance has stairs leading to the first floor and second floor office accommodation. The first floor and second floor accommodation is arranged as two offices on each floor.

The accommodation benefits from the following specification:

- WCs on Ground and First Floor.
- Electric heating
- Door entry system.
- LED Lighting
- Kitchenette
- Store room
- Velux windows on the second floor.
- Carpeted.
- Broadband access.



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## Accommodation

Total net Internal Area Approx **104 Sq M // 1,123 Sq Ft**

(Including 5 Sq M // 57 Sq Ft of limited use area)

Measured in accordance with the RICS Code of Measuring Practice 6th edition.

## Tenure

Remainder of a 999 years lease.

## Price

**£249,950 exclusive of VAT.**

## Rateable Values

Office	£10,250 (from 1.04.26)
Parking spaces	£1,200 (from 1.04.26)

## EPC Rating

C - 56

## Legal Costs

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

## 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.



## Viewing

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



### Joshua Adamson

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### Joseph Holderness

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## Important

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

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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