

TO LET

**MODERN SELF CONTAINED
OFFICE ACCOMMODATION**

2,155 SQ FT // 200 SQ M



BUSINESS SPACE

goadsby

UNIT 14 NEW FIELDS BUSINESS PARK
STINSFORD ROAD, POOLE, DORSET, BH17 0NF

SUMMARY >

- 9 ALLOCATED CAR PARKING SPACES
- SELF CONTAINED OFFICE ACCOMMODATION
- KITCHENETTE

RENT: £34,500 PER ANNUM EXCL.



REF:
o20528

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Location

- Located at the junction of Stinsford Road and Hatch Pond Road on the edge of the Nuffield Industrial Estate in Poole
- Approximately 2.5 miles north of Poole Town Centre
- Around 6 miles from Bournemouth Town Centre
- Just 1 mile from the Fleetsbridge Interchange, offering excellent access to the A35 and Dorset Way dual carriageways

Description

New Fields Business Park comprises office buildings constructed in the late 1980s. Unit 14 is a self-contained two-storey building with brick elevations and a pitched tiled roof, fronting Hatch Pond Road.

Specification includes:

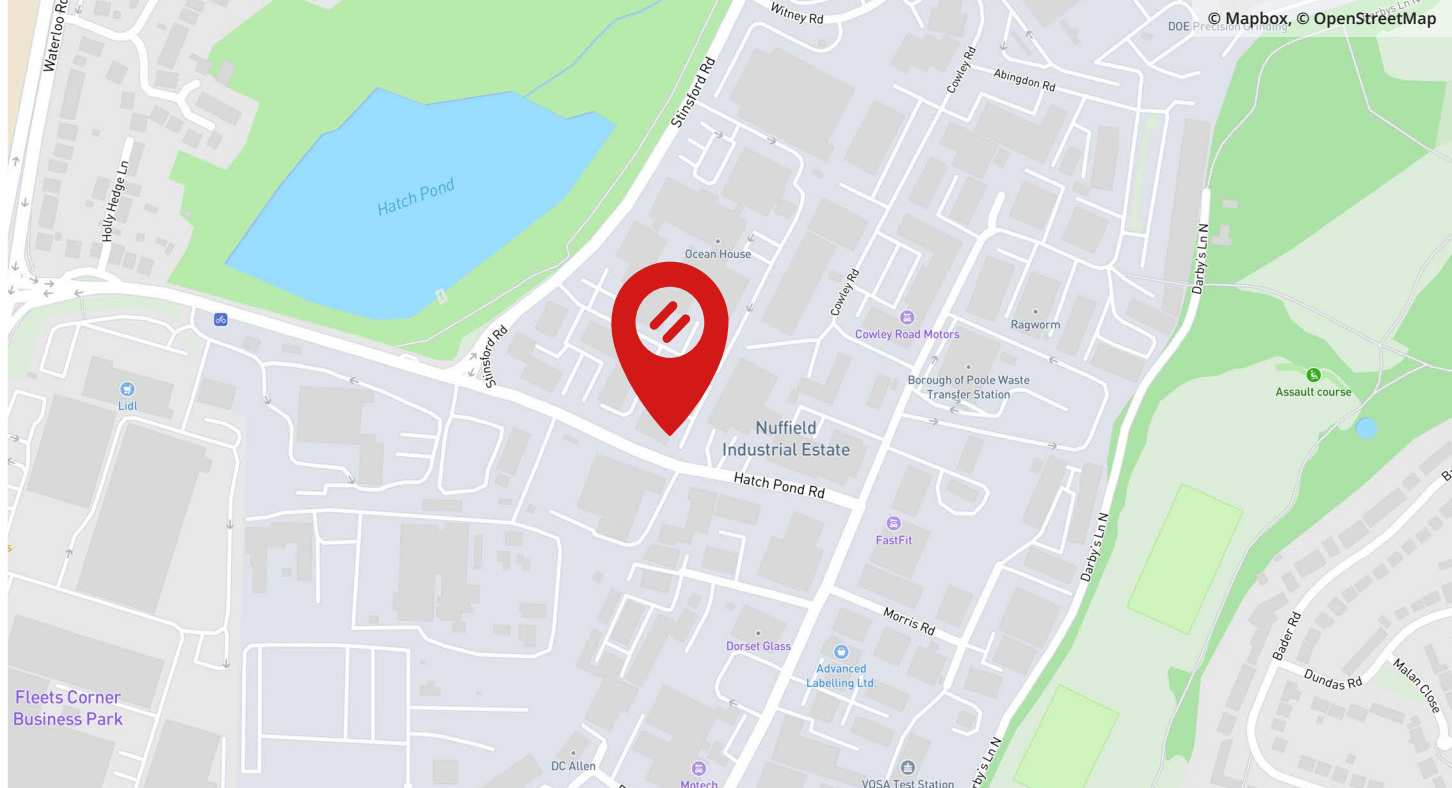
- Male and female WCs
- Kitchenette on both ground and first floors
- Central heating
- Carpets
- Air conditioning
- Raised access floor (first floor)
- Suspended ceiling
- Lighting
- Meeting rooms on both ground and first floors
- 9 allocated parking spaces externally

Accommodation

	sq m	sq ft
Ground floor	98	1,060
First floor	102	1,095

Total net internal area approx. 200 2,155

Measured in accordance with RICS Property Measurement 2nd Edition



Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£34,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£24,250 (from 30.04.25)

Legal Costs

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

EPC Rating

C - 69

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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
joshua.adamson@goadsby.com
07500 894599

Joseph Holderness
joseph.holderness@goadsby.com
07879 435387

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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

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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