

TO LET

**SELF CONTAINED GROUND
FLOOR OFFICE**

RECENTLY REFURBISHED

576 SQ FT // 54 SQ M

SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

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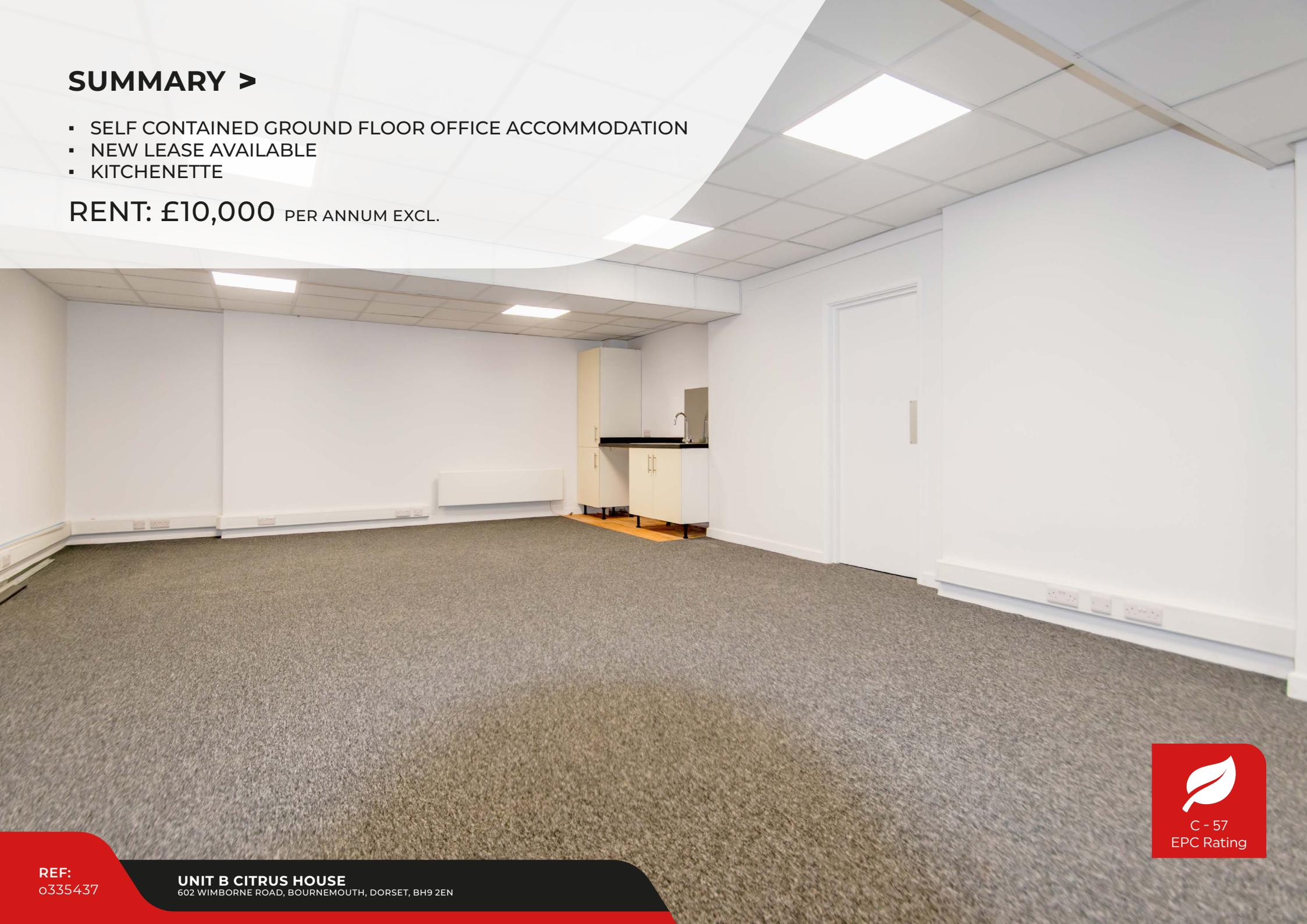
UNIT B CITRUS HOUSE

602 WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH9 2EN

SUMMARY >

- SELF CONTAINED GROUND FLOOR OFFICE ACCOMMODATION
- NEW LEASE AVAILABLE
- KITCHENETTE

RENT: £10,000 PER ANNUM EXCL.

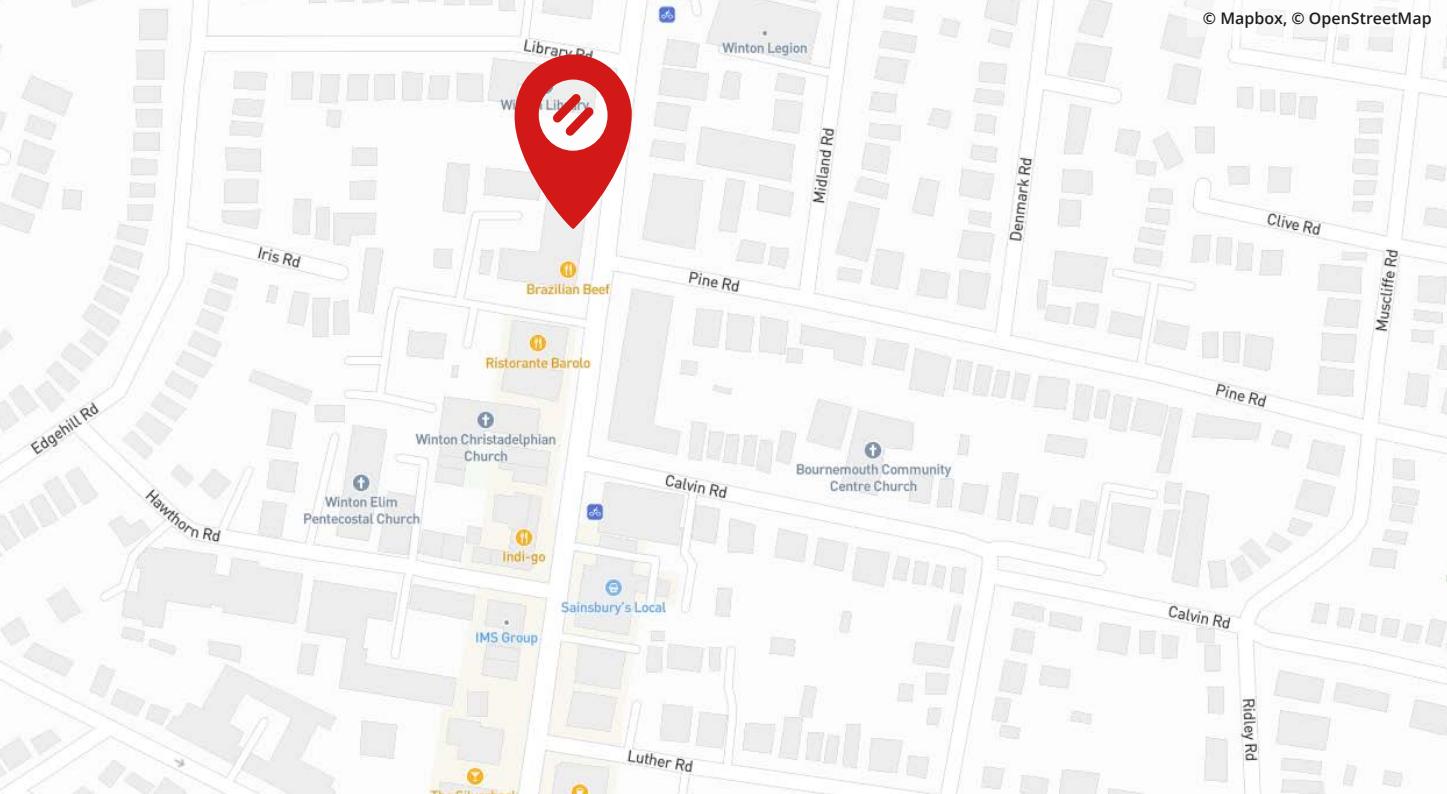


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0335437

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Location

The property is located off the busy Wimborne Road which has a high traffic flow and has a wide range of businesses. Bournemouth Town Centre is approximately 2 miles distance and the A338 Wessex Way is approximately 2 miles distance.



Description

The premises comprise the ground floor of this 3 storey office building with a separate personnel door access off Smithfield Place. The office accommodation is mainly open plan and the accommodation also benefits from the following specification:

- Carpets
- Blinds
- Central heating
- WC
- Lighting
- Kitchenette

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

£10,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.



Rateable Value

£5,500 (from 1.4.23)

Small business rates relief is available on properties with a rateable value of £15,000 or less)

Legal Costs

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

EPC Rating

C - 57

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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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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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