

Suite 5 First Floor

haviland house

Cobham Road, Ferndown
Industrial Estate BH21 7PE



TO LET

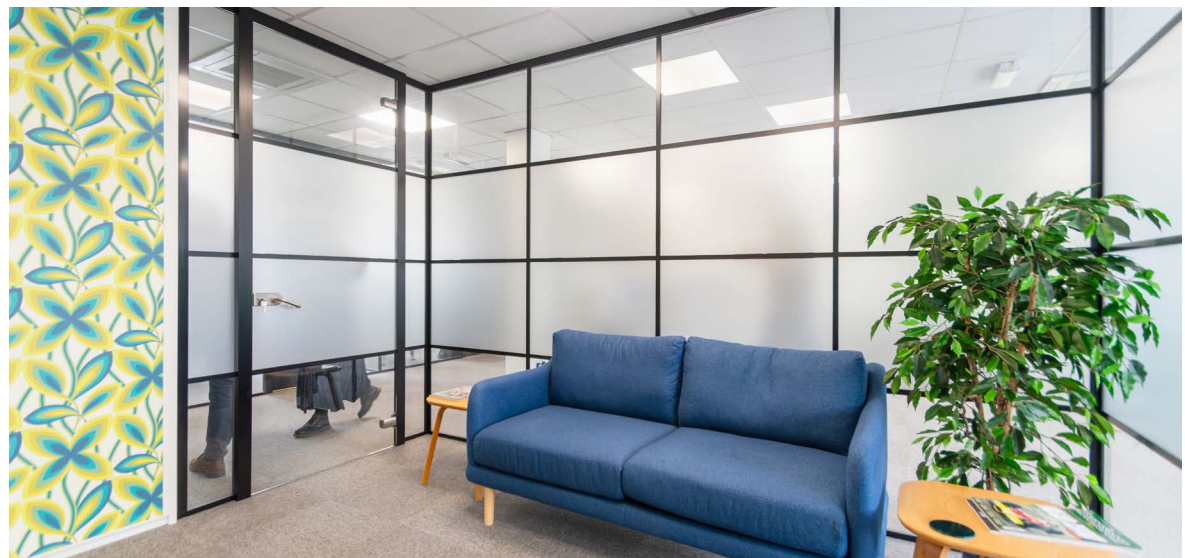
Modern office suite with 5 car parking spaces

119 sq m // 1,278 sq ft



Summary

- Modern open plan office suite
- 119 sq m // 1,278 sq ft
- Occupation available within 48 hours
- Dedicated cloakroom and kitchenette facilities
- 5 allocated car parking spaces
- Air conditioning
- Direct estate access to the A31
- Dedicated Male and female WCs
- Available furnished or unfurnished



Location

Ferndown Industrial Estate is one of Dorset's premier estates with direct access onto the A31.

This estate is located approximately 10 miles north of Bournemouth, 6 miles west of Bournemouth Airport and 7 miles south-west of Ringwood.

With direct access onto the A31 dual carriageway, the estate benefits from excellent communications to the principal populated centres of Bournemouth, Poole, Wimborne and Ringwood. The A31 connects with the M27 which provides links to London and beyond.

Description

Haviland House is a multi-let, three storey purpose built office block with micro rib clad elevations and UPVC double glazed windows. The accommodation is accessed via a communal entrance on the ground floor which provides access to the upper floors. Suite 5 is situated on the first floor and has the following specification:

- Suspended ceilings
- Carpets
- Air conditioning
- Kitchenette and cloakroom facilities
- Access control system
- LED lighting

The client has confirmed the premises is available furnished or unfurnished.



Suite 5 First Floor

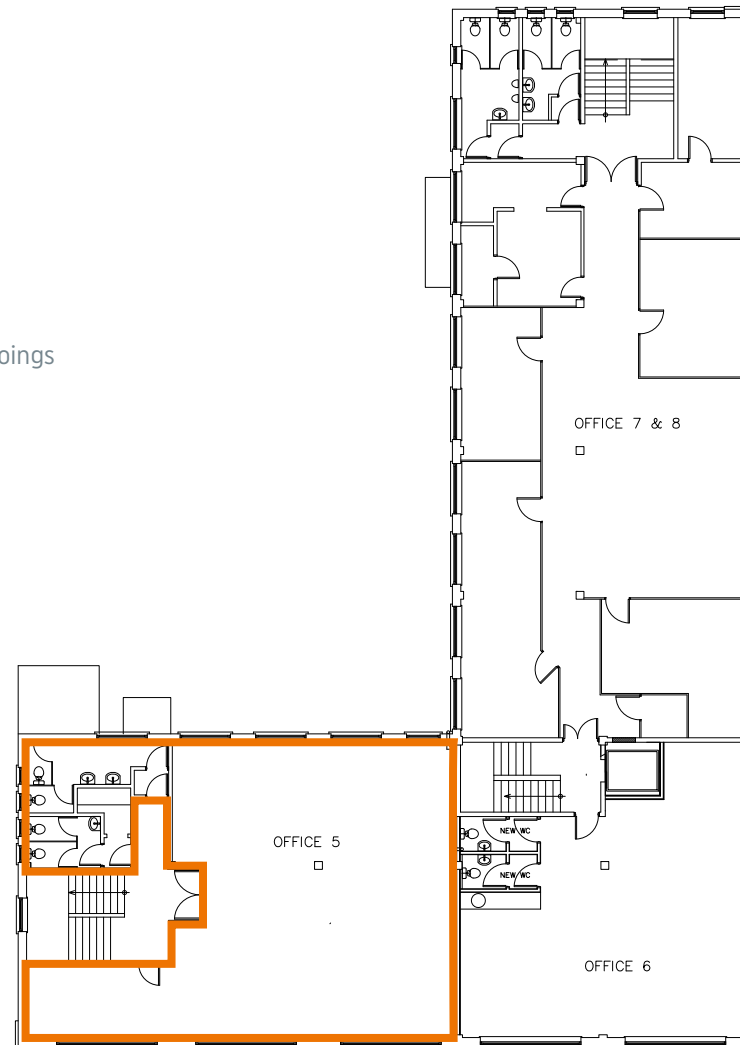
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current availability

Suite 5, First Floor

- Size - 119 sq m // 1,278 sq ft
- Rent - **£19,500 per annum** exclusive of VAT and all outgoings
- Service charge - £3,800 plus VAT per annum
- 5 allocated car-parking spaces
- Rateable values: Office: £12,250 (from 1.4.23)
Parking: £250 per parking space (from 1.4.23)



Lease

The suite is available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

Occupation can be granted within 48 hours (subject to terms).

EPC

Suite 5 A - 23

Legal Costs

Each party is 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 prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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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.

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**.



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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.

