

TO LET

**Ground Floor Open Plan Offices
Available as Individual Suites
or as a Whole Floor**

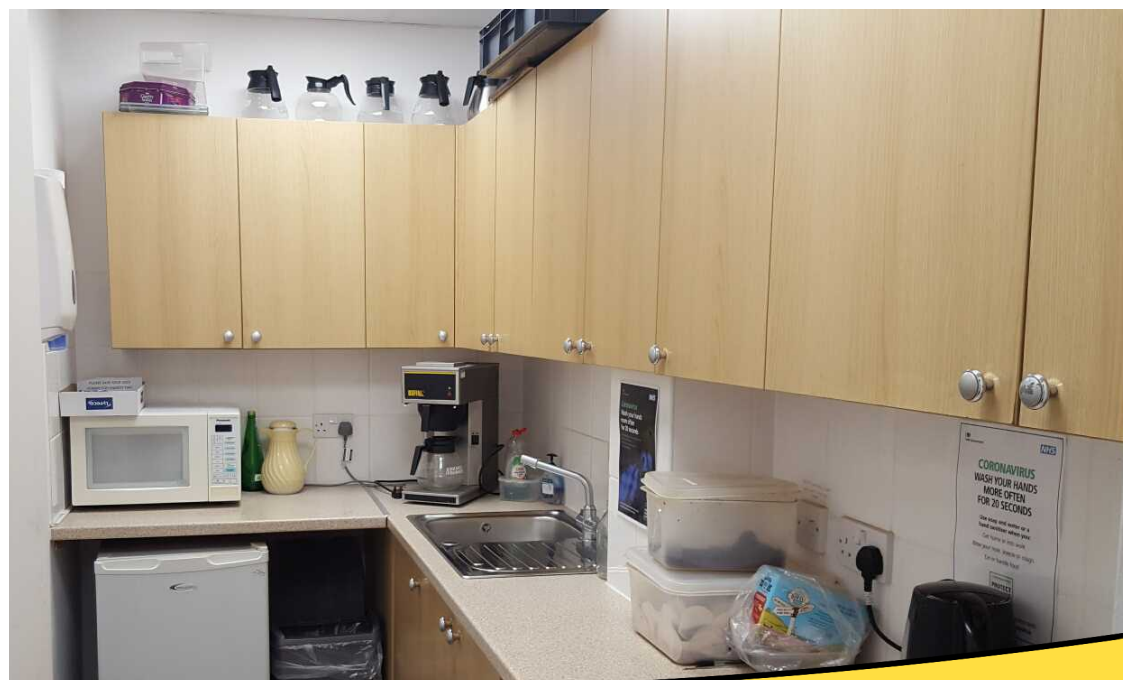
 **Cowling
& West**

01202 558 262
cowlingandwest.co.uk

Prominent Town Centre Office Accommodation

1,315 – 1,715 – 3,030 sq. ft.

**Ground Floor, Allenvie House, Hanham Road, Wimborne,
BH21 1AG**



Ground Floor, Allenvie House, Hanham Road, Wimborne, BH21 1AG

● Location

The property occupies a very prominent position in the centre of Wimborne at the junction of Hanham Road and Allenview Road. The property is also situated immediately to the north of the Crown Mead Shopping Centre and benefits from being within easy walking distance of these excellent retail facilities. The Allenview Local Authority car park immediately adjoins the property and is accessed from Allenview Road. Hanham Road provides a direct link via Leigh Road and Wimborne Road West to the A31 trunk road.

● Description

The open plan offices are situated at ground floor level within a detached, predominantly three storey office building. The offices are available as either two separate suites or the entire ground floor.

● Accommodation

Left Hand Suite	159.3 sq. m.	(1,715 sq. ft.)
Right Hand Suite	122.2 sq. m.	(1,315 sq. ft.)
Whole Floor	281.5 sq. m.	(3,030 sq. ft.)

● Features

- Gas fired central heating
- Suspended ceilings and Cat 2 lighting
- Perimeter trunking
- Male, female and disabled toilet accommodation
- Carpeting
- Double glazed windows
- Shower facilities
- 2 car parking spaces (Local Authority car parking adjacent)
- Kitchen facility

● Tenure

The suites are available on flexible lease terms incorporating upward only rent reviews.

● Rent

Left Hand Suite	£20,500 pa. exclusive of rates
Right Hand Suite	£15,750 pa. exclusive of rates
Whole Floor	£36,000 pa. exclusive of rates

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

Ground Floor, Allenview House, Hanham Road, Wimborne, BH21 1AG

● Rates

The current rateable value for the ground floor of the property is £24,250.

● Energy Performance

The property has an Energy Performance Asset Rating of D(84).

● VAT

This property is not elected for VAT. VAT will not therefore be charged on the rent.

● Service Charge

A service charge will be levied for the upkeep and maintenance of the communal parts of the building. Further details are available on request.

● Legal Costs

Each party to be responsible for their own legal costs.

● 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](#).

● Viewing Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

Simon West
simonw@cowlingandwest.co.uk

(Our ref : O.9957)

● Finance Act 1989

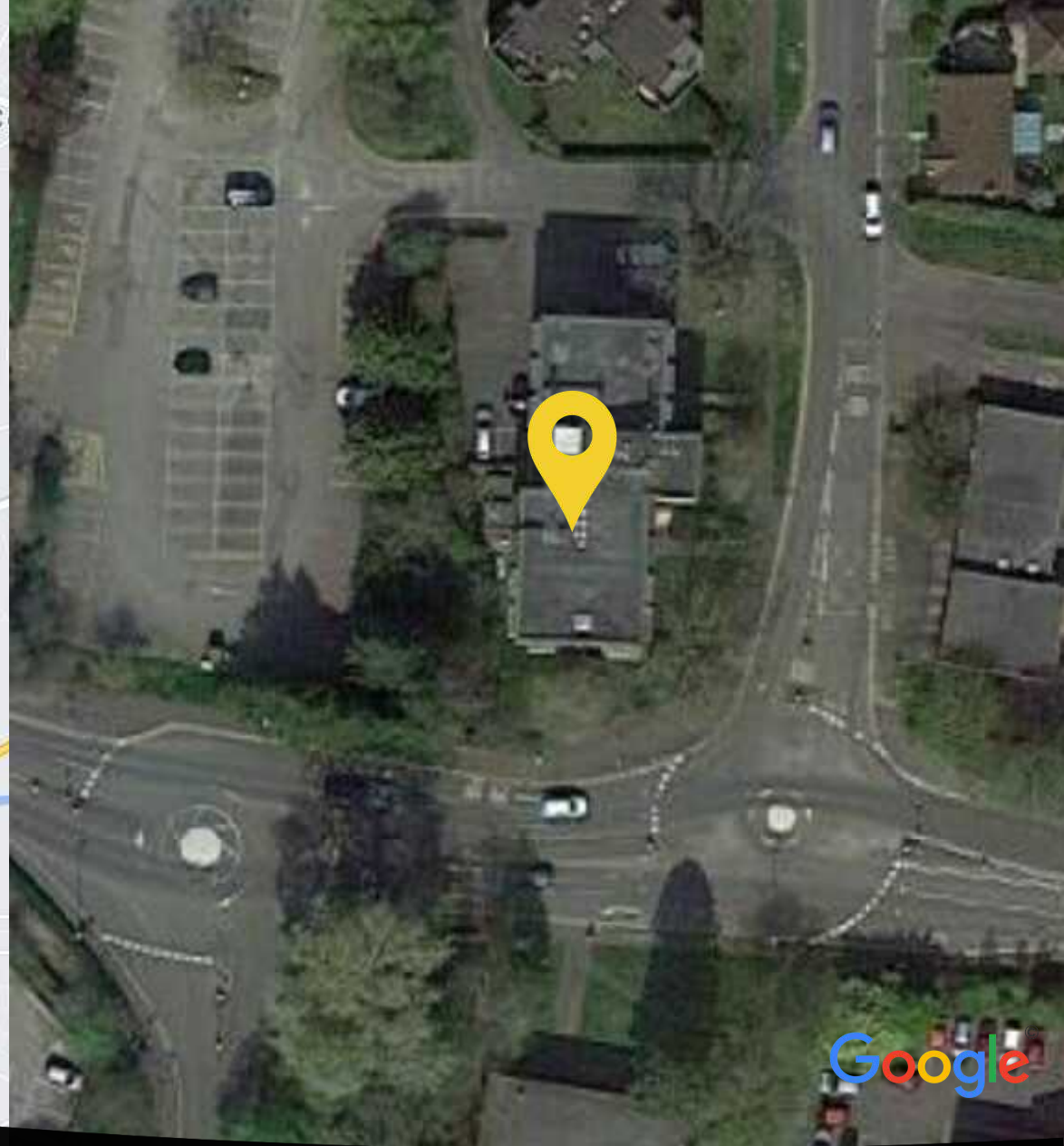
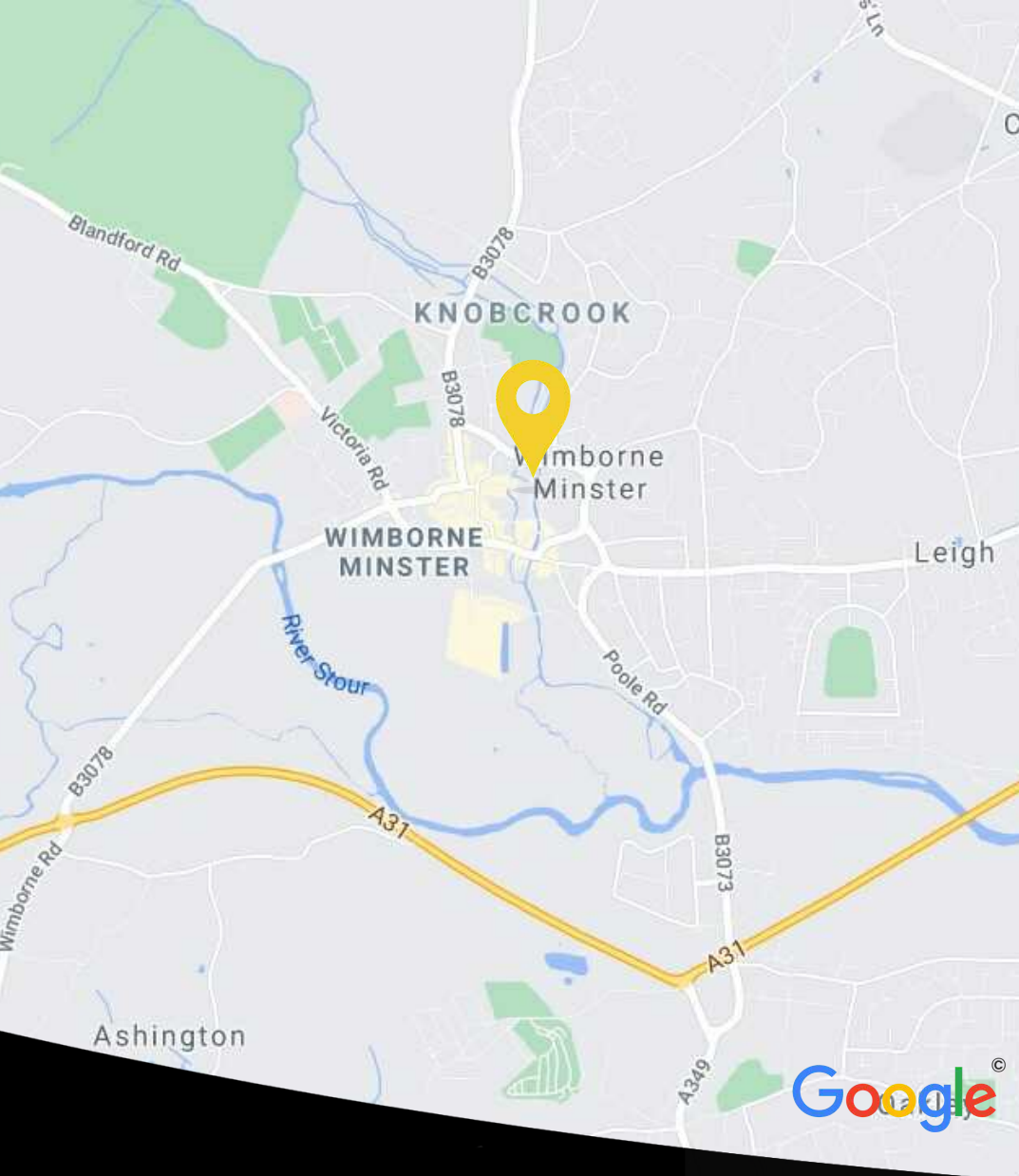
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

● 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.

● Disclaimer

MESSRS COWLING & WEST FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT: THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT; ALL DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM; NO PERSON IN THE EMPLOYMENT OF MESSRS COWLING & WEST HAS ANY AUTHORITY TO MAKE OR GIVEN ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



 **Cowling
& West**
01202 558 262

Ground Floor, Allenvie House, Hanham Road, Wimborne, BH21 1AG

You can call us or email
info@cowlingandwest.co.uk