

Suite 9, First Floor

branksome park house

Branksome Business Park, Bourne Valley Road
Poole, Dorset, **BH12 1ED**

TO LET

Modern office suite with 4 car-parking spaces

128 sq m // 1,377 sq ft



Summary

- Modern open plan office with kitchenette
- 1,377 sq ft // 128 sq m
- Dedicated cloakrooms
- Car-parking and bicycle racks within barrier controlled car-park - 4 car spaces
- Shower facilities
- Comfort cooling/heating
- Security control access
- **Rent: £19,950 per annum exclusive of VAT and all outgoings**



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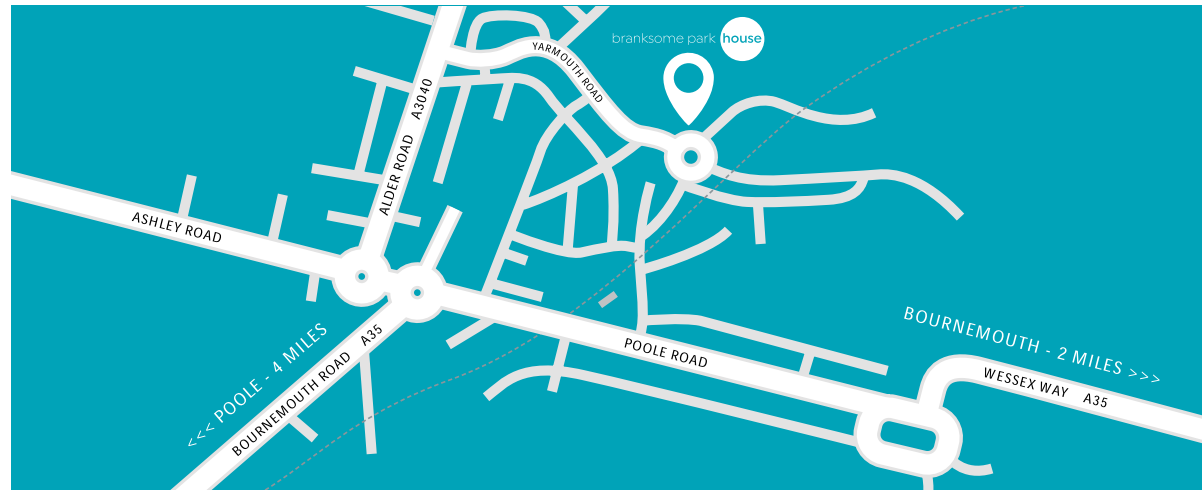
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Location

Branksome Business Park is conveniently located at the junction of Yarmouth Road and Bourne Valley Road approximately half a mile from Poole Road which connects directly to the Wessex Way.

A338 Wessex Way	0.8 mile
Bournemouth Town Centre	2 miles
Poole Town Centre	4.1 miles
Westbourne	1 mile
Branksome Train Station	0.6 mile

Approximate distances obtained from google maps.

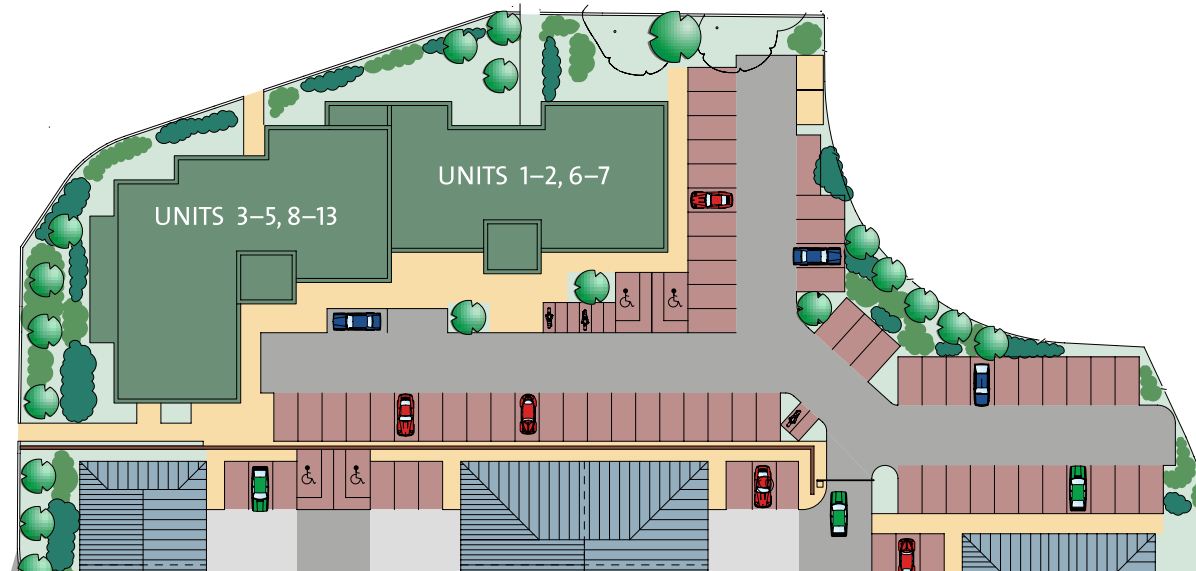


Description/Specification

Branksome Park House consists of a number of office suites arranged over three floors with communal entrances providing access to the lifts and stairwells.

- Carpets
- Lighting
- Suspended ceilings
- Cooling/heating
- Entry phone system
- Dedicated cloakrooms and a kitchenette within each suite

Externally, there is a barrier controlled car-park with allocated spaces for each suite.



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current availability

Suite 9, First Floor

- Size – 1,377 sq ft
- Rent – **£19,950 per annum** exclusive of VAT and all outgoings
- 4 car parking spaces
- Service charge - £1,190 plus VAT per quarter
- Rateable values:

Offices	£19,250 (from 1.4.26)
Parking Space	£800 (from 1.4.26)



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Leases

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).

EPCs

C - 69

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

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](#).

Viewing

Strictly prior appointment through the joint sole agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



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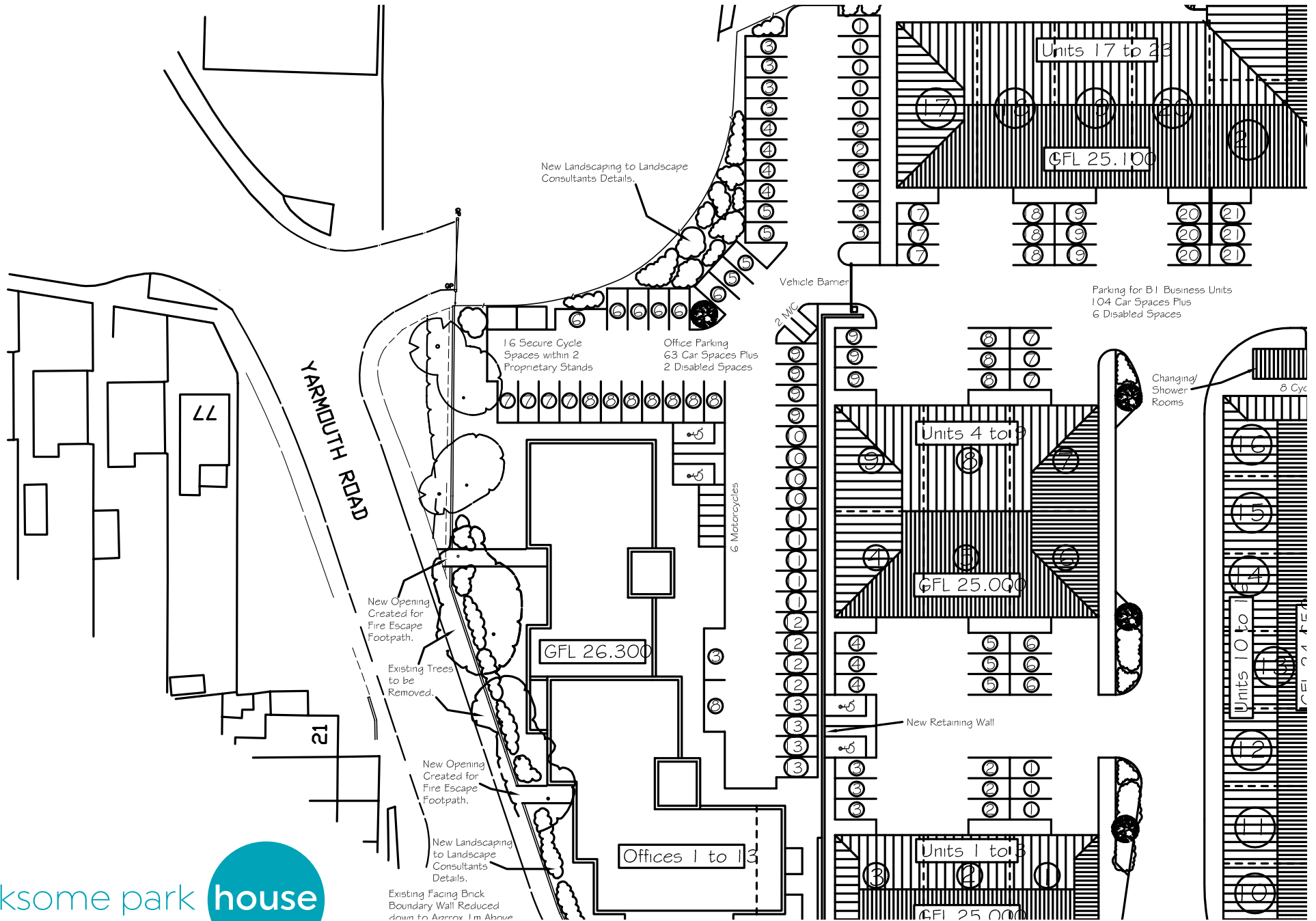
stevec@nettsawyer.co.uk
01202 556491

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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