

TO LET

**MODERN OFFICE
ACCOMMODATION**

1,092 SQ FT // 101 SQ M



BUSINESS SPACE

goadsby

FIRST FLOOR, UNIT 15 NEW FIELDS BUSINESS PARK
STINSFORD ROAD, POOLE, DORSET, BH17 0NF

SUMMARY >

- 5 ALLOCATED CAR PARKING SPACES
- FIRST FLOOR OFFICE
- WC

RENT: £11,000 PER ANNUM EXCL.



REF:
o350128

FIRST FLOOR, UNIT 15 NEW FIELDS BUSINESS PARK
STINSFORD ROAD, POOLE, DORSET, BH17 0NF



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 15 is a self-contained two-storey building with brick elevations and a pitched tiled roof, fronting Hatch Pond Road.

Specification includes:

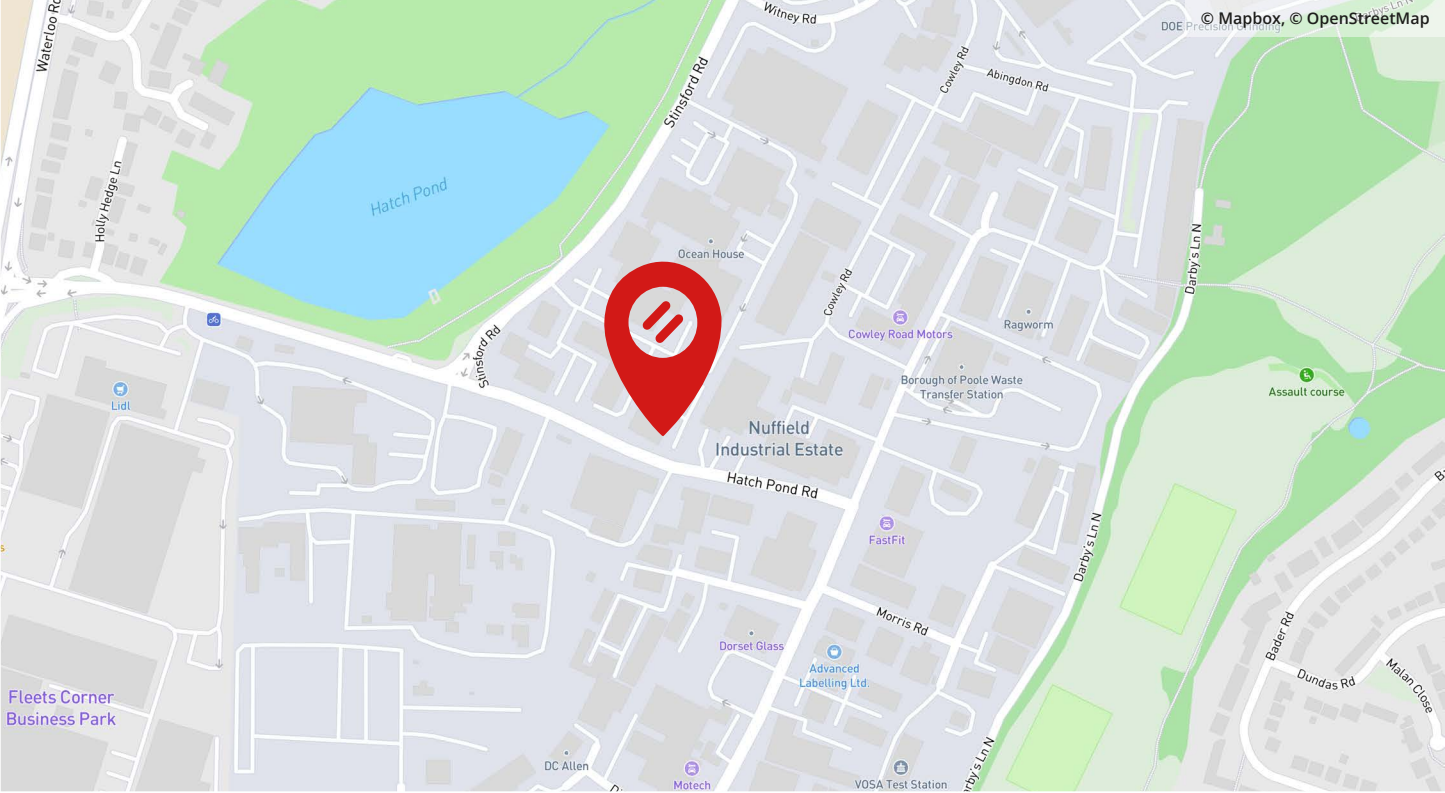
- WC
- Central heating
- Carpets
- Raised access floor (first floor)
- Suspended ceiling
- Lighting
- 5 allocated parking spaces externally

Accommodation

sq m sq ft

Total net internal area approx. 101 1,092

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

£11,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

To be reassessed.

Legal Costs

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

EPC Rating

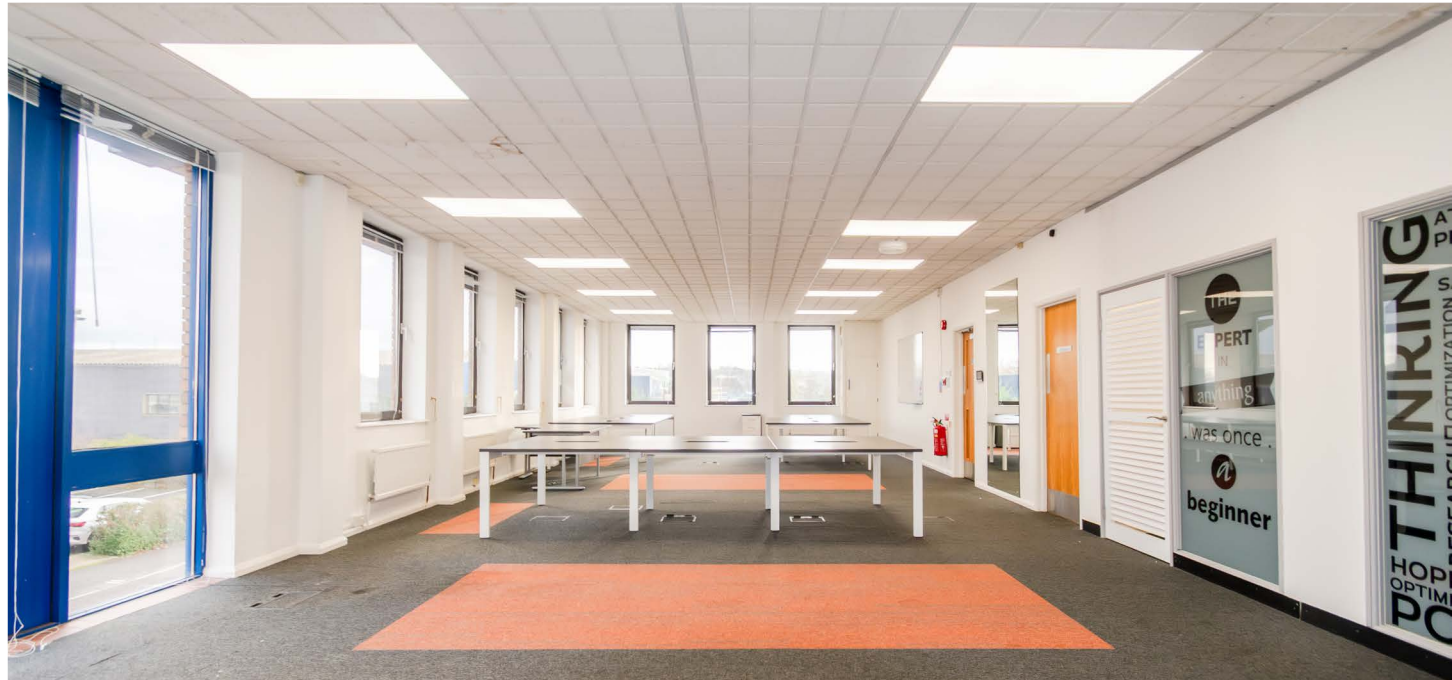
TBC

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



Jayne Sharman

jayne@sibbettgregory.com
01202 661177

Sam Morgan

sam@sibbettgregory.com
01202 661177

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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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