

# TO LET

## GROUND FLOOR OFFICE SUITE

974 SQ FT (91 SQ M)



BUSINESS SPACE

goadsby

**SUITE 1, GROUND FLOOR, ATHENA HOUSE**

612-616 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET, BH9 2EN



## SUMMARY >

- SITUATED ON WIMBORNE ROAD, WINTON'S PRINCIPAL THOROUGHFARE
- GROUND FLOOR OFFICE SUITE
- ALLOCATED CAR-PARKING

**RENT: £13,500** PER ANNUM EXCLUSIVE OF VAT AND ALL OUTGOINGS



REF:  
o285808

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## Location

- The premises occupy a prominent position fronting Wimborne Road, Winton's principal thoroughfare
- Winton is a busy and popular suburb of Bournemouth which offers an array of retail facilities including Waitrose, Wetherspoons, Lidl and Sainsbury's
- Bournemouth town centre is located approximately 2 miles to the south

## Description

Athena House is a two storey office building situated in a highly visible position. The ground floor suite is accessed via a communal entrance and benefits from the following features:

- Suspended ceiling with inset lighting
- Carpets
- Communal male and female cloakrooms
- Central heating
- Allocated car-parking

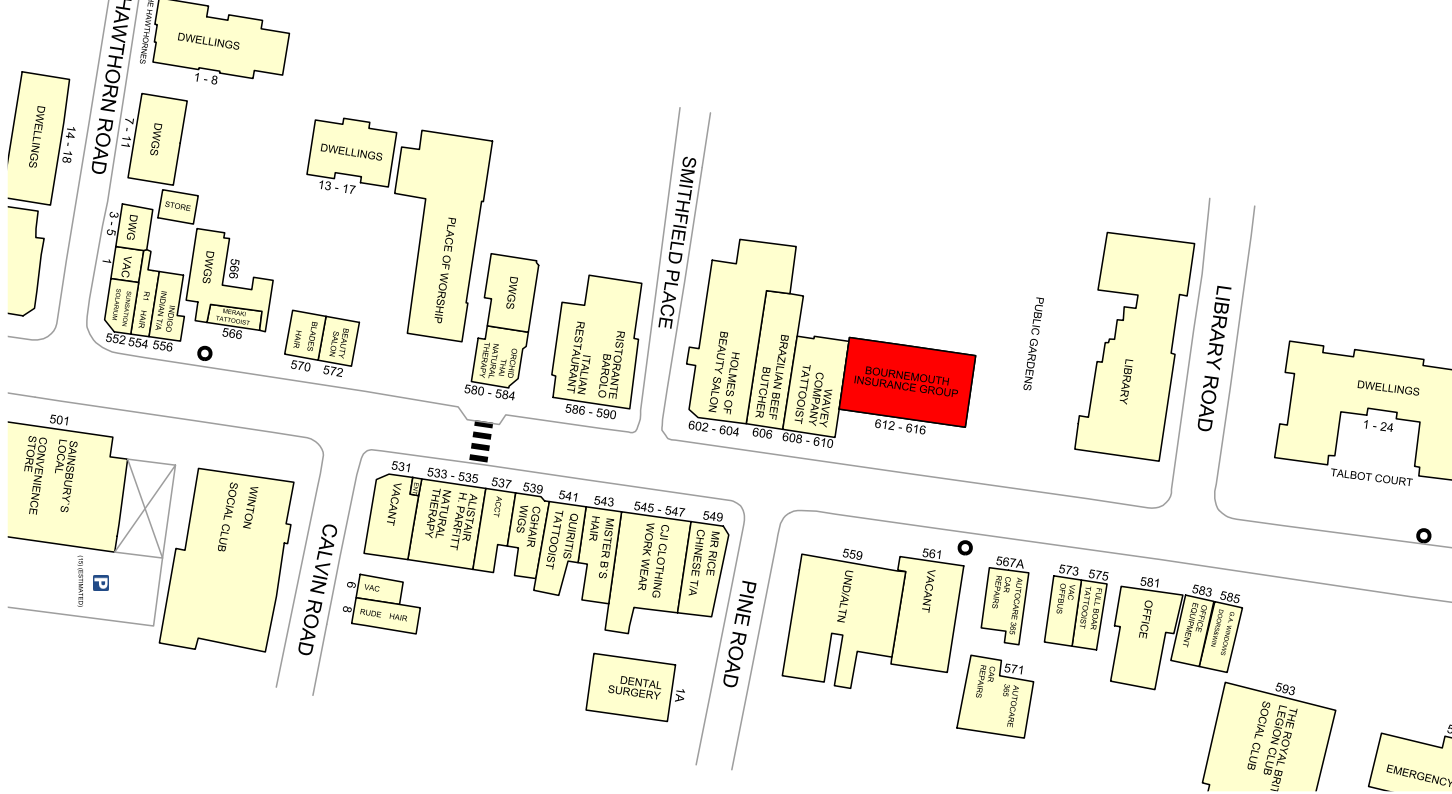
## Accommodation

Suite	Size	Rent pax	Parking
1	974	£13,500	2

The above rentals are exclusive of business rates, VAT, service charge and all other outgoings.

## Leases

The suite is available by way of new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.





## Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building, plus utilities for the suites and communal areas. Interested parties are advised to make further enquiries.

## Rateable Value

To be reassessed.

## EPC Rating

D - 100

## Legal Costs

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



### James Edwards

james.edwards@goadsby.com  
07801 734797

### Joseph Holderness

joseph.holderness@goadsby.com  
07879 435387





## 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 and Financial Sanctions, we are obliged to verify the identity of a proposed tenant once a 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.

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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