

# TO LET

## SELF-CONTAINED OFFICE PREMISES

126 SQ M // 1,356 SQ FT



BUSINESS SPACE

goadsby

**SUITE 3, 319 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET, BH9 2AD



## SUMMARY >

- SELF-CONTAINED OFFICE PREMISES
- ARRANGED OVER GROUND, FIRST AND SECOND FLOORS

**RENT: £15,000** PER ANNUM EXCL.



REF:  
o10941

**SUITE 3, 319 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET, BH9 2AD





## Location

The premises are located at the junction of Wimborne Road and Crimea Road. Winton forms part of the Bournemouth conurbation and is approximately 3 miles north of the town centre and benefits from a number of retail and restaurant facilities. The A338 Wessex Way is approximately 1.5 miles distant which provides access to the A31 and M27 motorway networks.

## Description

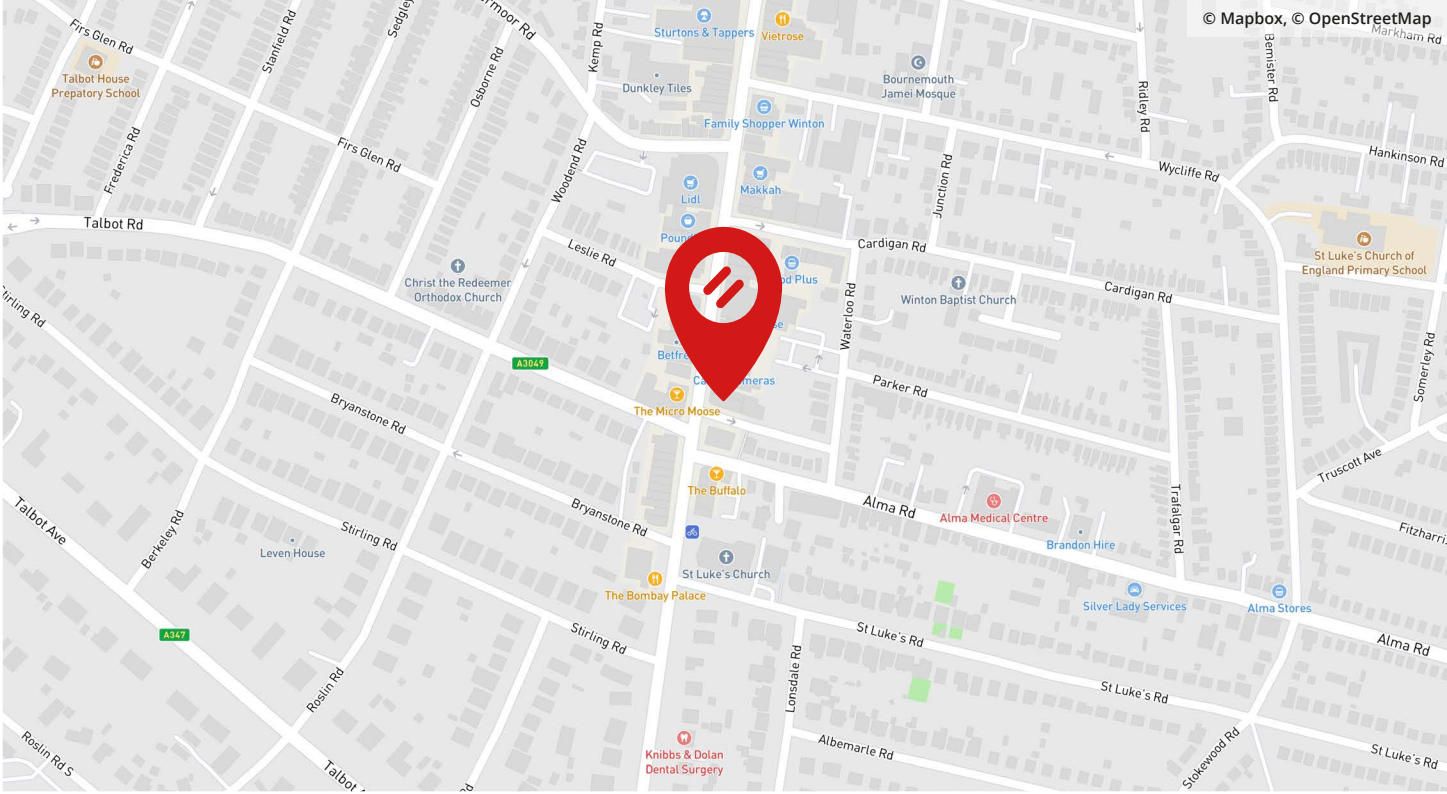
The property comprises a three storey building with brick elevations under a pitched roof with retail premises on the ground floor and office premises above. The building is accessed via a passageway from Crimea Road leading to a self-contained entrance. The ground floor provides an office/reception and store with stairs leading to the first floor accommodation. There are two offices on the first floor and one office on the second floor. The accommodation benefits from the following specification:-

- Carpets
- Lighting
- Blinds (to part)
- Male and female WCs
- Electric heating
- Kitchen

## Accommodation

	sq m	sq ft
Ground floor	19	208
First floor	67	723
Kitchen	6	61
Second floor*	34	364
<b>Total net internal area approx.</b>	<b>126</b>	<b>1,356</b>

The property has been measured in accordance RICS Code of Measuring Practice 6th Edition.



REF:  
o10941

**SUITE 3, 319 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET, BH9 2AD





REF:  
o10941

**SUITE 3, 319 WIMBORNE ROAD**  
WINTON, BOURNEMOUTH, DORSET, BH9 2AD



## 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

**£15,000 per annum** exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Rateable Value

£12,750 (from 1.4.23) // £15,500 (from 1.4.26)

## Service Charge

We have been advised by our client that there is no service charge payable.

## 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.



**Joshua Adamson**

joshua.adamson@goadsby.com  
07500 894599

**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](#).

### 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.

[goadsby.com](https://goadsby.com)



# Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Special Projects
- Survey & Valuation

BUSINESS SPACE  
tel. 01202 550055

PROPERTY MANAGEMENT  
tel. 01202 550011

RETAIL  
tel. 01202 550066

SURVEY & VALUATION  
tel. 01202 550088

HOTELS & LEISURE  
tel. 01202 550077

PLANNING  
tel. 01202 550033

BUSINESS TRANSFER  
tel. 01202 550099

HAMPSHIRE  
tel. 01962 869667

[goadsby.com](http://goadsby.com)