

TO LET MODERN FIRST FLOOR OFFICES WITH PARKING

UNIT 4 OLD GENERATOR HOUSE | 25 BOURNE VALLEY ROAD | BRANKSOME | POOLE | BH12 1DZ



**sibbett
gregory**

- Approx. net area 93.4 sq m (1,005 sq ft) including a mezzanine floor of 16.8 sq m (180 sq ft)
- External terrace
- 2 parking spaces

LOCATION

Old Generator House has direct access from Bourne Valley Road in Branksome, close to its junction with Yarmouth Road and Surrey Road.

The property is located approx. 2 miles from Bournemouth town centre and approx. 4 miles from Poole town centre.

Branksome railway station is situated half a mile from the property. Local shops and facilities are available nearby at Poole Road, Westbourne or Ashley Road, Parkstone.

DESCRIPTION

Old Generator House is a former Victorian generator station which was converted to provide a terrace of self-contained, two-storey office buildings.

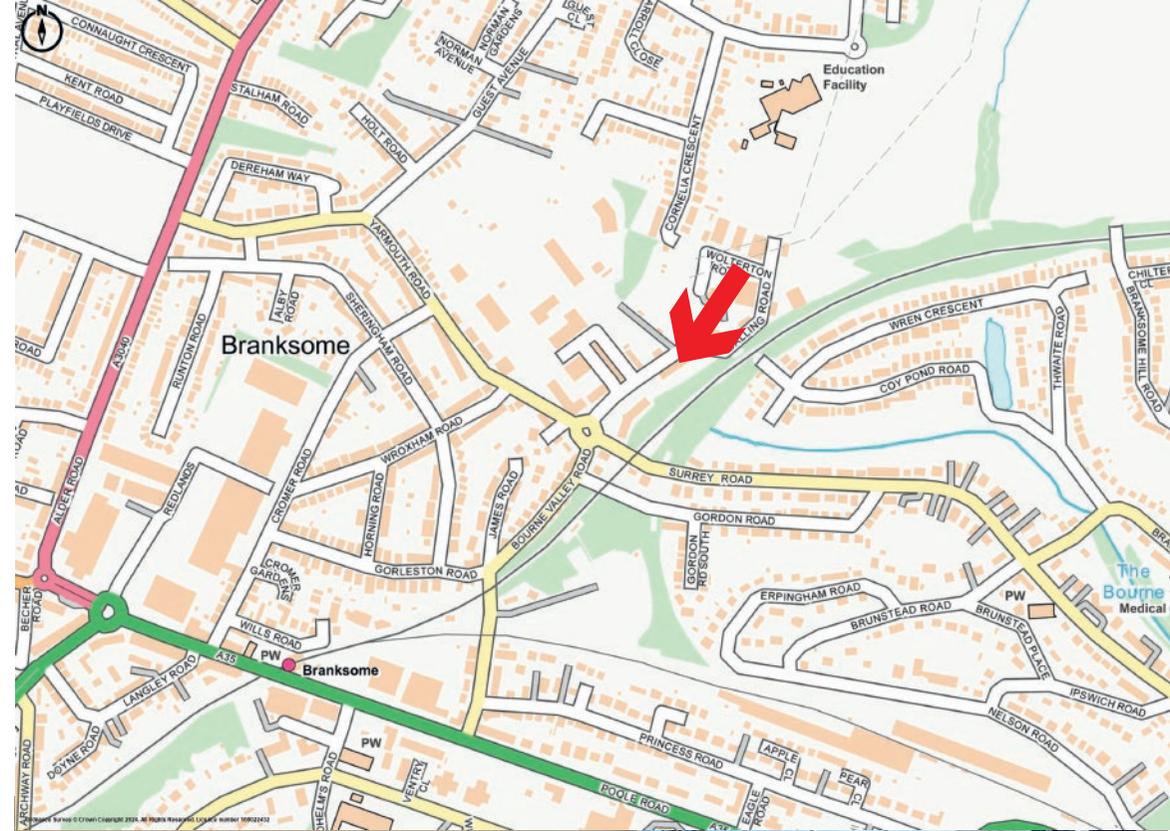
Unit 4 Old Generator House is a mid-terrace property with original brick elevations under pitched and slate covered roof sections. The roof incorporates a special glazed clerestory feature which provides excellent natural light to the first floor offices.

The first floor offices provide open plan accommodation with a small mezzanine floor suitable for storage. There is an open plan kitchen area including an oven, sink and space for a fridge and double doors lead to the external terrace. Male and female toilets are provided on the landings between the ground and first floors.

The specification includes:-

- Plastered ceilings with a mix of lighting
- UPVC double glazed windows and external doors
- Gas fired central heating
- Perimeter skirting trunking
- Wood effect flooring
- Mezzanine floor
- Security alarm
- 2 parking spaces

Offices	76.6 sq m	825 sq ft
Mezzanine	16.8 sq m	180 sq ft
TOTAL	93.4 sq m	1,005 sq ft



TENURE

The premises are available by way of an effective Full Repairing and Insuring lease for a term to be agreed.

RENT

£15,000 per annum exclusive of business rates, service charge and building insurance.

The property is not elected for VAT and therefore VAT is not payable on the rent.

BUSINESS RATES

The premises have a rateable value of £15,250, with effect from 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy rating of E – 106. The certificate is valid until September 2030.

VIEWING

Strictly by appointment with the agents, Sibbett Gregory:

Jayne Sharman

Tel: 01202 661177

Email: jayne@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

