

**PRIME
GRADE A
OFFICES WITH
CAR-PARKING**

90 SQ M / 969 SQ FT

RIGHT HAND SIDE, GROUND FLOOR, MIDLAND HOUSE
2 POOLE ROAD, BOURNEMOUTH, DORSET, BH2 5QY

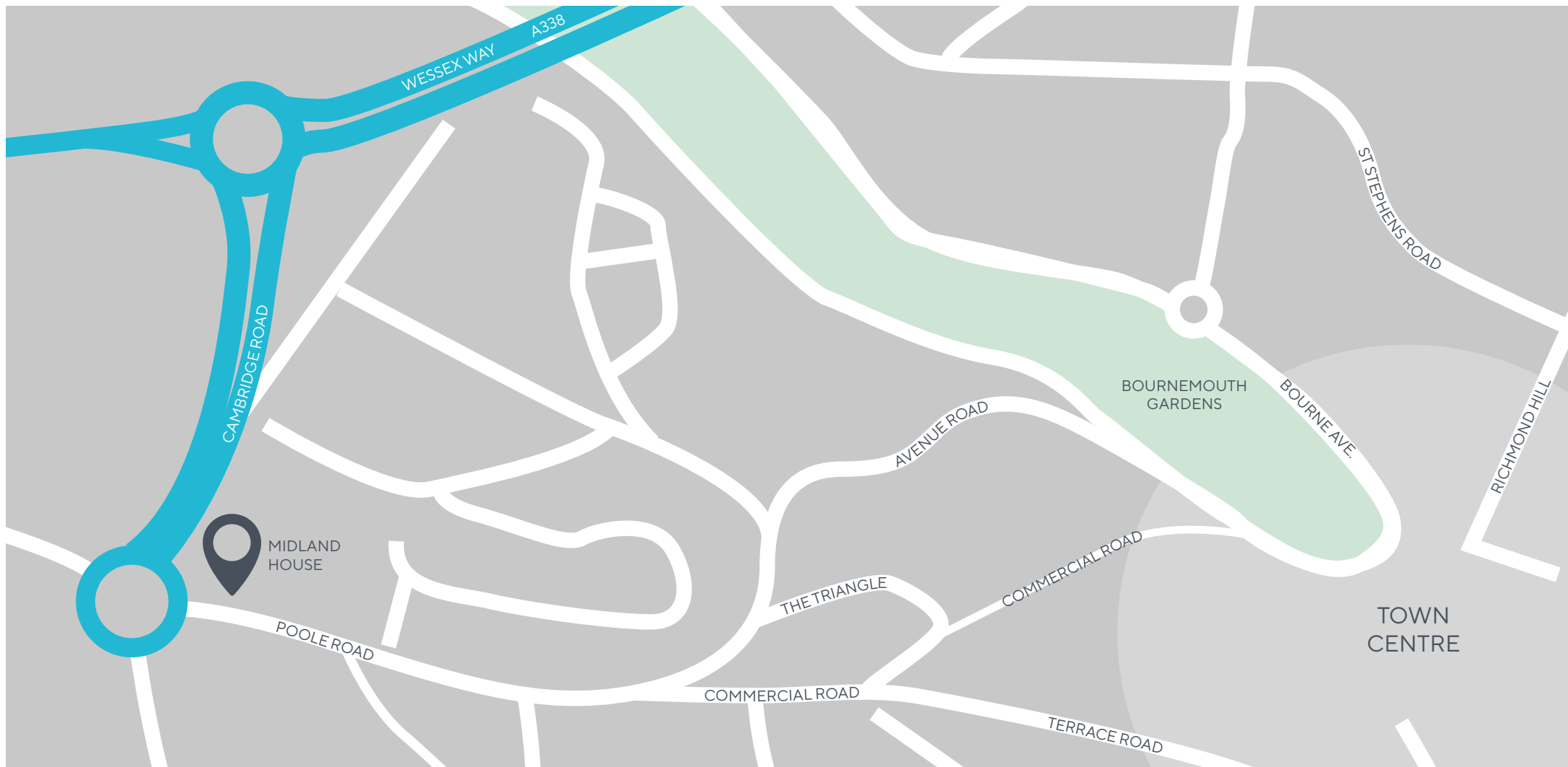


- » Ground floor suite
- » 969 sq ft
- » 3 allocated car-parking spaces plus shared use of 5 visitor spaces
- » Approximately 200m from the A338 Wessex Way
- » Occupiers include Investec and Saffery LLP
- » Dedicated kitchenette within the suite
- » **Rent: £17,500 per annum exclusive**

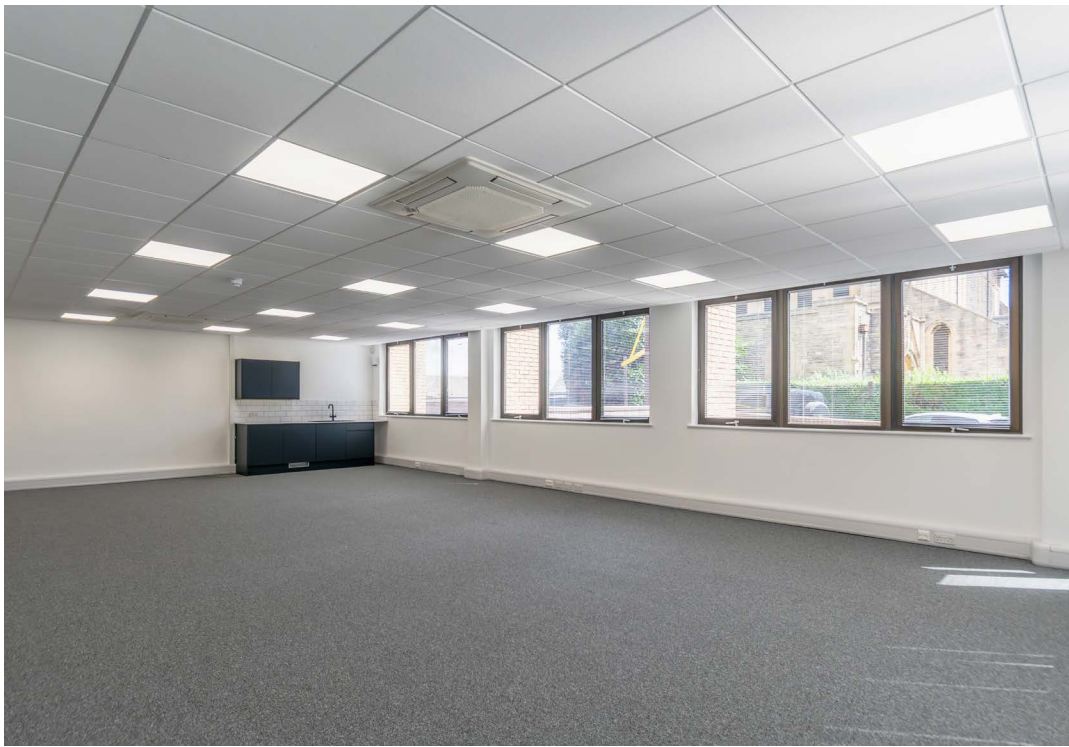


CENTRALLY LOCATED WITH EXCELLENT ACCESS TO THE A338 WESSEX WAY AND THE TOWN CENTRE'S RETAIL AND LEISURE FACILITIES

Midland House is situated on the corner of Cambridge Road and Poole Road on the western side of Bournemouth Town Centre. This is a highly accessible location, approximately 200m from the A338 Wessex Way and approximately 400m from the retail/leisure facilities in Commercial Road.







DESCRIPTION

Midland House is an impressive 5 storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and landscaped grounds and is occupied by major companies including Investec and Saffery LLP.

The ground floor suite provides Grade A accommodation with the following features:

- » Suspended ceiling with LED lighting
- » Air conditioning
- » High quality finishes throughout
- » 3 allocated car-parking spaces and shared use of 5 visitor spaces
- » Communal male, female and disabled cloakrooms and shower facilities

FLOOR AREA

The suite extends to approximately 969 sq ft.

LEASE

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

RENT

£17,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

RATEABLE VALUE

Offices	£12,250 (from 1.4.23)
Parking spaces	£1,600 (from 1.4.23) Note: The assessment only indicates 2 spaces, but 3 spaces are allocated.

EPC RATING

C - 73

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and grounds. Interested parties are advised to make further enquiries.

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.

VIEWINGS

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



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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](#).

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.