



TO LET

Self-Contained Office
Building Situated In
Poole Town Centre

153 SQ M // 1,636 SQ FT Excellent Car-Parking: 15 Allocated Spaces

28 PARKSTONE ROAD, POOLE, DORSET, BH15 2PG

VIEW DRONE VIDEO

28 PARKSTONE ROAD

SIZE



1,636 sq ft

PARKING



15 Allocated
Car Spaces

AMENITIES



Retail/Leisure
Facilities Nearby

TRANSPORT



Excellent
Connectivity

EPC RATING



To Be
Confirmed

Rent: £22,750 per annum exclusive

28 PARKSTONE ROAD, POOLE, DORSET, BH15 2PG

Centrally located with excellent transport links and easy access to the town centre's retail and leisure facilities

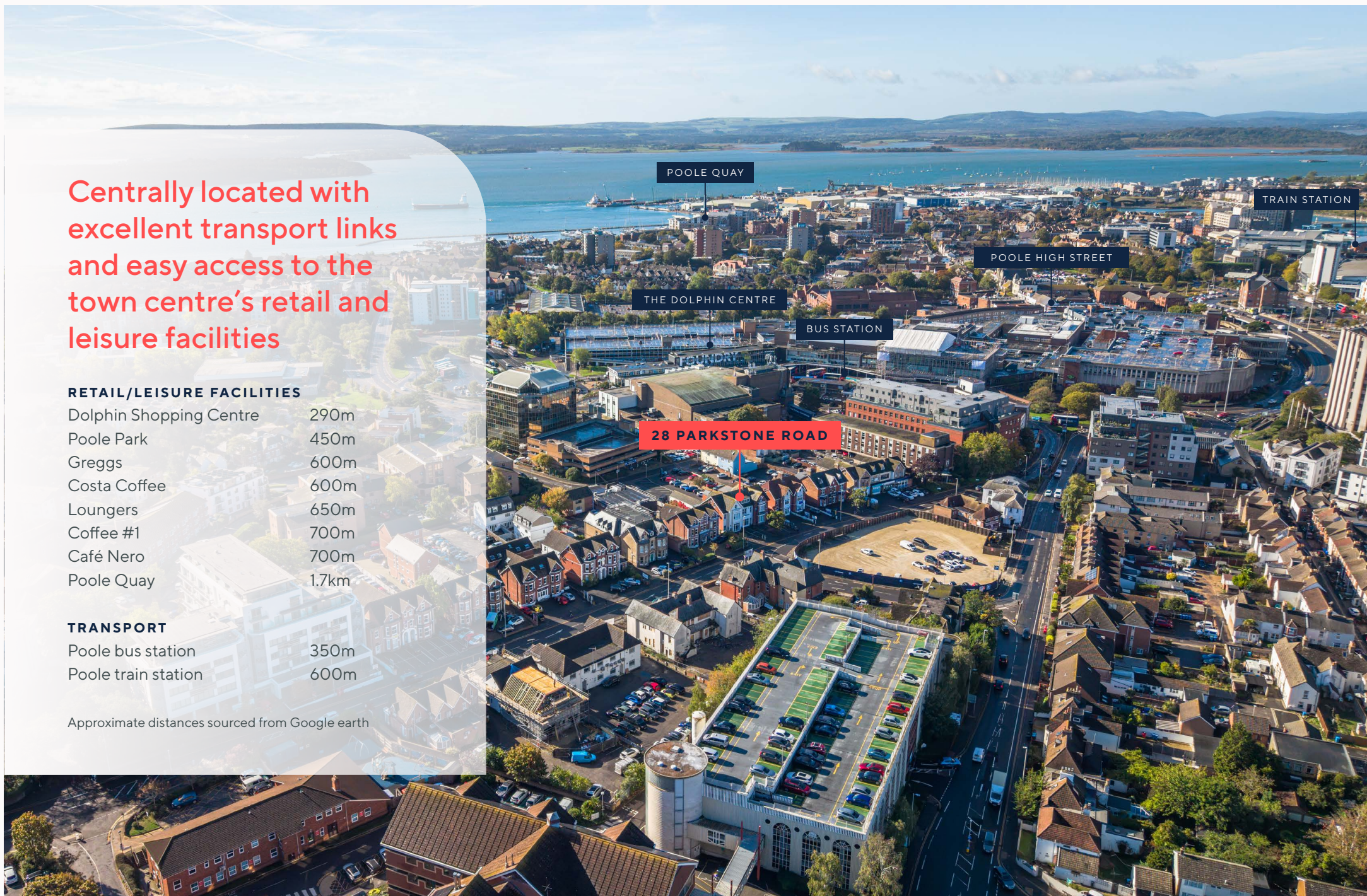
RETAIL/LEISURE FACILITIES

Dolphin Shopping Centre	290m
Poole Park	450m
Greggs	600m
Costa Coffee	600m
Loungers	650m
Coffee #1	700m
Café Nero	700m
Poole Quay	1.7km

TRANSPORT

Poole bus station	350m
Poole train station	600m

Approximate distances sourced from Google earth





Description

- 3 storey self-contained office building
- Entrances at the front and rear of the building
- Cloakroom facilities and kitchenette on the ground and first floors
- Gas central heating
- 11 car-parking spaces at the rear and 4 at the front (double banked)

Floor Areas

	sq m	sq ft
Ground Floor	56	600
First Floor	61	652
Second Floor	36	384

Total net internal area approx.	153	1,636
--	------------	--------------



Lease

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

Rent

£22,750 per annum exclusive of business rates, VAT, insurance premium, utilities and all other outgoings.

EPC Rating

To be confirmed.



Rateable Value

£28,000 (from 1.4.26)

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 agents, **Goadsby**, through whom all negotiations must be conducted.



James Edwards 07801 734797
james.edwards@goadsby.com

Joseph Holderness 07879 435387
joseph.holderness@goadsby.com

28 PARKSTONE ROAD, POOLE, DORSET, BH15 2PG

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.