

TO LET

SELF CONTAINED GROUND FLOOR OFFICE

CURRENTLY BEING REFURBISHED

576 SQ FT // 54 SQ M

SMALL BUSINESS RATES

RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

UNIT B CITRUS HOUSE

602 WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH9 2EN

SUMMARY >

- SELF CONTAINED GROUND FLOOR OFFICE ACCOMMODATION
- NEW LEASE AVAILABLE
- KITCHENETTE

RENT: £10,000 PER ANNUM EXCL.



REF:
0335437

UNIT B CITRUS HOUSE
602 WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH9 2EN



C - 57
EPC Rating

Location

The property is located off the busy Wimborne Road which has a high traffic flow and has a wide range of businesses. Bournemouth Town Centre is approximately 2 miles distance and the A338 Wessex Way is approximately 2 miles distance.

Description

The premises comprise the ground floor of this 3 storey office building with a separate personnel door access off Smithfield Place. The office accommodation is mainly open plan and the accommodation also benefits from the following specification:

- Carpets
- Blinds
- Central heating
- WC
- Lighting
- Kitchenette
- 1 allocated parking space

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.

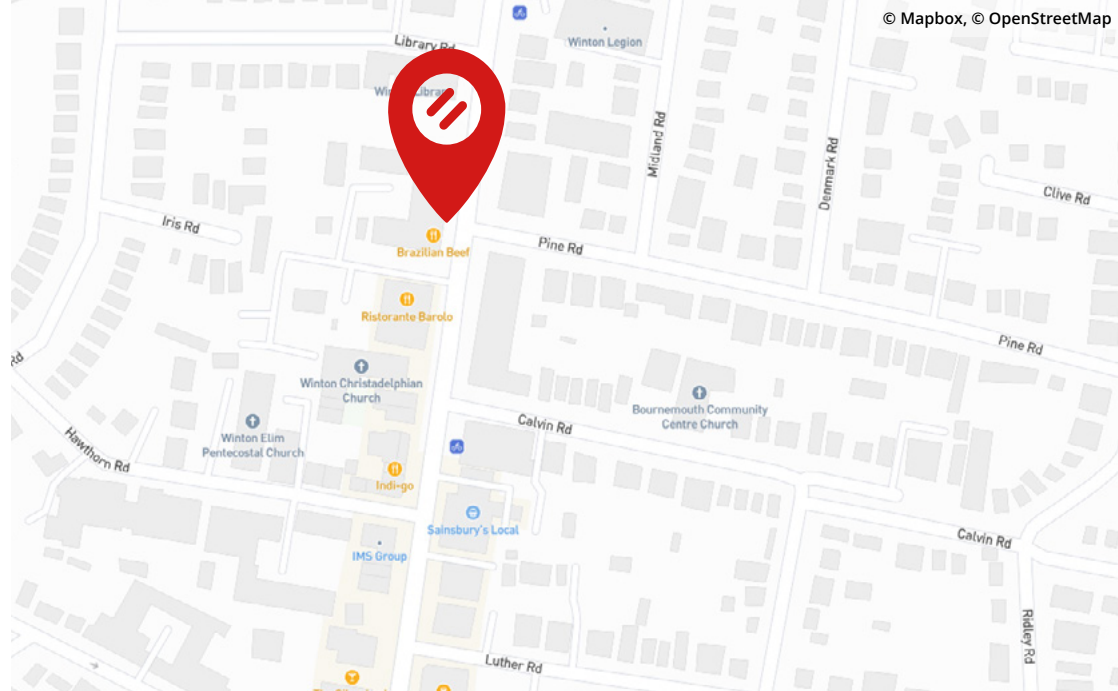
Rent

£10,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£5,500 (from 1.4.23)

Small business rates relief is available on properties with a rateable value of £15,000 or less)



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC Rating

C - 57

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.



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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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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://www.goadsby.com)