

TO LET

Suite 1, 376 Ringwood Road, Poole, BH12 3LT

GROUND FLOOR SELF-CONTAINED OFFICE SUITE

- £9,250 per annum exclusive
- Three parking spaces
- Approx. 715 sq ft (66.43 sq m)
- Overflow parking available
- Prominent roadside position
- Available immediately

Suite 1, 376 Ringwood Road, Poole, BH12 3LT

LOCATION

The property is situated with direct frontage onto the main Ringwood Road next to Newtown Conservative Club. Ringwood Road (A348) is a main route providing links within the Poole/Bournemouth conurbation and allows easy access to other centres.

Poole Town Centre is approximately 2 miles distant with the A35 (approx. 1 mile) in close proximity which provides subsequent access to both the M27 and the West.

DESCRIPTION

The Property comprises a ground floor self-contained office suite in a two storey block accessed via a side communal entrance lobby serving which also serves the first floor office suite above.

ACCOMMODATION

The accommodation comprises the following areas: Left Hand Front Office 17.99 M² (193 sq ft) Right Hand Front Office 25.91 M² (279 sq ft) Rear Office 15.15 M² (163 sq ft) Store Room 4.04 M² (43 sq ft) Kitchenette 1.56 M² (17 sq ft) Separate WC 1.86 M² (20 sq ft)

Name	sq ft	sq m	Availability
Suite	715	66.43	Available
Total	715	66.43	

TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

£9,250 per annum exclusive.

The rent is exclusive of service charge, business rates, insurance and VAT.

BUSINESS RATES

The property has a rateable value of £7,100.

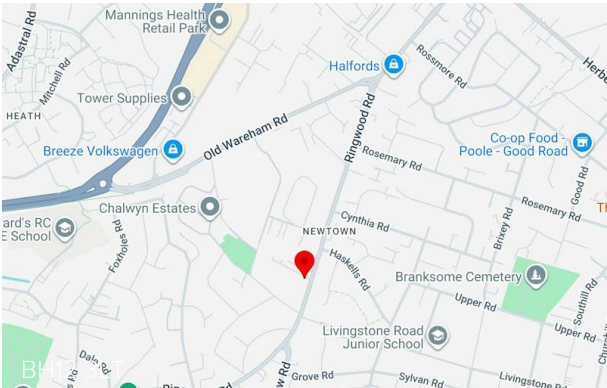
The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The premises has the following rating: D - 76.

VIEWING

Viewing strictly by appointment with Sibbett Gregory.



SUMMARY

Available Size	715 sq ft
Rent	£9,250 per annum
Rateable Value	£7,100
EPC Rating	D (76)

VIEWING & FURTHER INFORMATION

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