



**UNITS 1 AND 2, THE TITHE BARN, PARLEY COURT FARM,
CHRISTCHURCH, BH23 6BB**

OFFICE TO LET

4,318 SQ FT (401.16 SQ M)



**Vail
Williams**

Summary

TO LET - SELF-CONTAINED BARN STYLE OFFICE

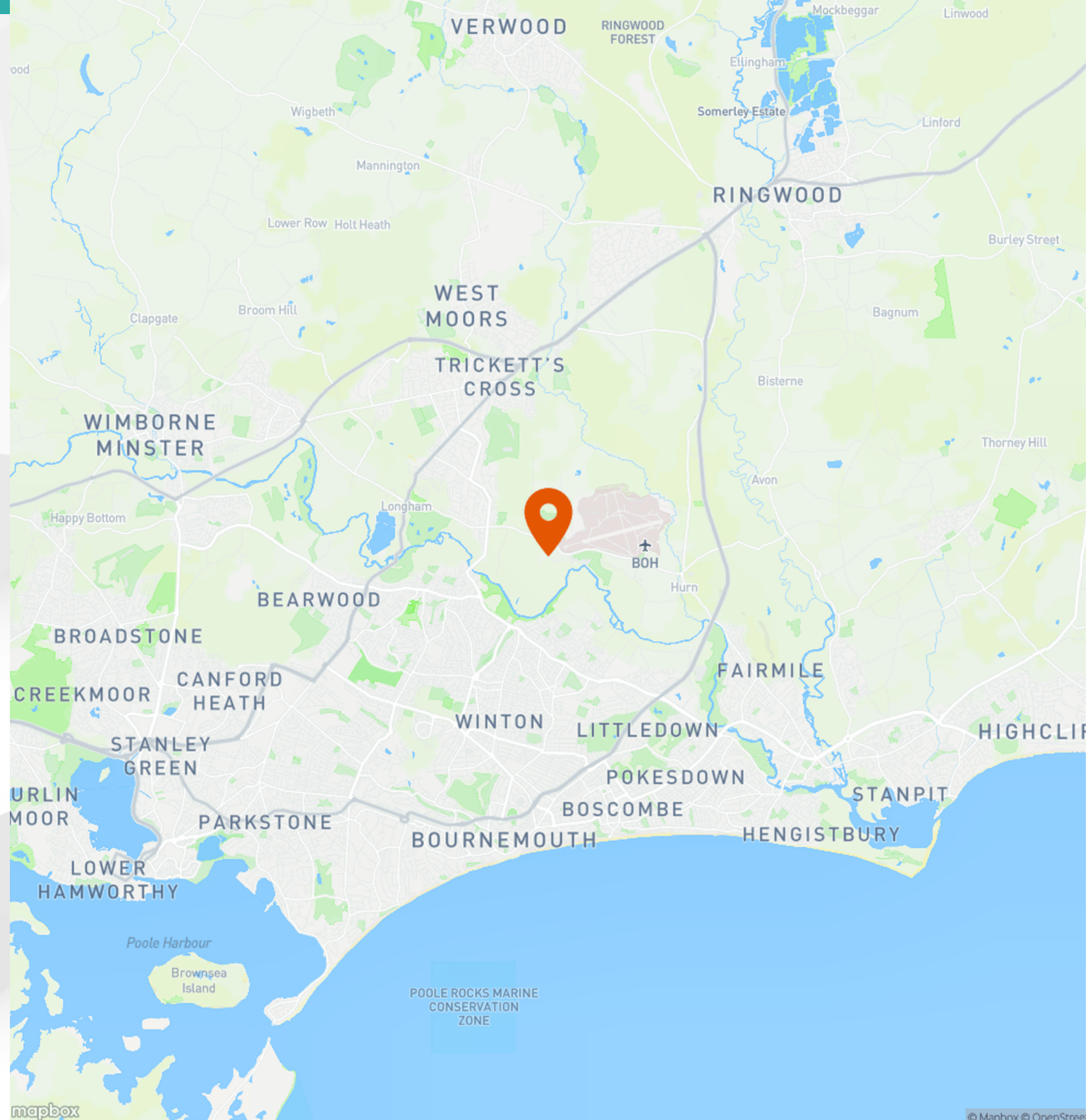
Available Size	4,318 sq ft
Rent	£86,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings.
Rates Payable	£30,456 per annum From 01.04.26
Rateable Value	£70,500
EPC Rating	C (51)

- Rare opportunity to occupy a character office building
- Self-contained accommodation
- Barn-style offices in a distinctive rural setting
- Open plan accommodation
- Allocated car parking with additional overflow parking available



Parley Court Barns are accessed from B3073 Parley Lane which links with Christchurch Road providing access to the A338 Spur Road to the east and Parley Cross Roads to the west, both providing links to the A31.

The property occupies an attractive rural setting while remaining well placed for access to Bournemouth, Christchurch, Ferndown and Ringwood. Bournemouth Airport and the adjoining Aviation Business Park are also nearby, providing access to a well-established commercial and employment location.





Further Details

Description

Parley Court Barns comprises a development of converted barns providing characterful office accommodation within an attractive rural setting.

Units 1 and 2 provide self-contained office accommodation arranged predominantly over the ground floor, with two first-floor office suites positioned at the eastern and western ends of the property. The listed building is of traditional barn-style construction, beneath a pitched roof, with part-brick and part-timber-clad external elevations. The accommodation benefits from the following specification:

- Carpeting
- Underfloor heating
- Lighting
- Fibre internet connectivity
- Perimeter trunking
- Kitchenette facilities
- Separate male and female WC facilities

Externally, the property benefits from 13 allocated car parking spaces, together with use of a communal parking area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,412	316.99	Available
1st	906	84.17	Available
Total	4,318	401.16	

Terms

Available by way of a new full repairing and insuring lease subject to a simultaneous surrender of the existing lease, incorporating upward only, open market rent reviews.

Rent

£86,500 per annum exclusive of business rates and VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

VAT

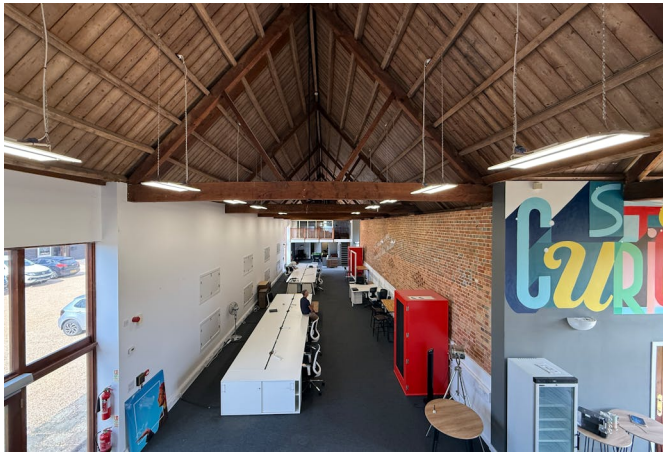
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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





Enquiries & Viewings



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