



## COUNTY GATES HOUSE, POOLE, BH12 1AZ

OFFICE TO LET

5,126 TO 10,400 SQ FT (476.22 TO 966.19 SQ M)





# Summary

## PROMINENT LANDMARK OFFICE BUILDING

Available Size	5,126 to 10,400 sq ft
Rent	£19.50 per sq ft per annum
Business Rates	Rateable Values: Ground Floor - 6th Floor - £61,500. 8th Floor - £62,000 (from 1.04.23)
Service Charge	A service charge is payable in respect of the upkeep, maintenance and management of the common areas of the building.
EPC Rating	C (74)

- Prominent landmark building
- Allocated car parking
- Lift access to all floors
- Communal reception
- Excellent location for Westbourne and access to A338





# Location



**County Gates House, Poole Road, Poole, BH12 1AZ**

County Gates House is a prominent landmark building fronting the Wessex Way, Poole Road and the Liverpool Victoria roundabout.

The Wessex Way leads directly to the A338/A31 dual carriageways providing access to the M27 and M3 beyond. The building is on a main bus route and is less than 1 mile distant from Branksome railway station. The property is situated in Westbourne, a busy suburb of Bournemouth benefiting from a number of retail and restaurant facilities.









# Further Details

## Description

County Gates House has an impressive entrance and reception area. The office accommodation is accessed via a communal reception area with lift and stair access. There are male and female W.C facilities, shower facilities and two passenger lifts.

There is car parking to the rear and spaces within the undercroft of the ground floor.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
6th	5,274	489.97	Available
8th	5,126	476.22	Available
<b>Total</b>	<b>10,400</b>	<b>966.19</b>	

## Specification

- Prominent location
- Manned reception
- Secure car parking
- Lift facilities

## Viewings

Strictly by appointment through the sole agents.

## Terms

Available on a new full repairing and insuring lease on terms to be agreed.

## Legal Costs

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

## Service Charge

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

## VAT

We have been advised by our client that the property is not currently elected for VAT and therefore it is not currently payable on the rent.

## 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.









## Enquiries & Viewings



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