



To Let

**sibbett
gregory**



TO LET

Suite 3 Stanley House, 3 Fleets Lane, Poole, BH15 3AJ

GROUND FLOOR OFFICE SUITE

- £12,950 per annum exclusive
- 3 parking spaces
- Approx. 1,042 sq ft (96.80 sq m)
- Prominent roadside position

Suite 3 Stanley House, 3 Fleets Lane, Poole, BH15 3AJ

LOCATION

Stanley House enjoys prominent frontage onto Fleets Lane and is situated close to the junction with Stanley Green Road and next to Fleets Industrial Estate and the Fleets Point development on the corner of Fleets Lane and Willis Way. The Nuffield Industrial Estate is ½ mile distant and Poole town centre which lies approx. ¾ mile to the south-west.

DESCRIPTION

Stanley House is a detached three storey office building comprising 6 suites off a central entrance and stair-case. Suite 3 is situated on the ground floor and has a gross width of approx. 13.84M and depth of 7.00M.

Suite 3 comprises one large open-plan office, (approx. 9.7M X 4.0M), with four separate smaller offices positioned adjacent. A short corridor leading to the rear fire exit contains a small worktop with sink and cupboards under.

The property benefits from the following internal specification:

- Air conditioning
- Communal gas fired central heating
- Communal Male & Female WCs
- Carpeted floor
- Suspended Ceilings
- LED lighting

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite	1,042	96.80	Available
Total	1,042	96.80	

TENURE

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

RENT

£12,950 per annum exclusive.

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

BUSINESS RATES

The property has a rateable value of £11,250.

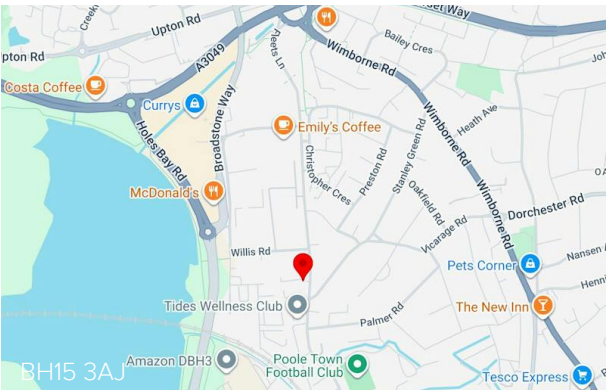
The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The premises has the following rating: C - 66

VIEWING

Viewing strictly by appointment with Sibbett Gregory.



SUMMARY

Available Size	1,042 sq ft
Rent	£12,950 per annum
Rateable Value	£11,250
EPC Rating	C (66)

VIEWING & FURTHER INFORMATION

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