



First Floor Office, 1 North Street, Poole, BH15 1NX

Self-contained Offices in Poole Town Centre

- Rent: £14,000 per annum exclusive
- Two parking spaces
- Open plan offices with meeting room, kitchen and 2x WC's
- Town centre location
- Immediately available

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LOCATION

The premises are located in Poole town centre, facing Poole High Street at the junction with North Street.

The premises are situated at first floor level above the Edinburgh Woollen Mill store and opposite NatWest Bank, Coffee #1 and Nero.

The premises benefit from direct access to Poole's main shopping and town centre facilities and are within easy walking distance of the bus and railway stations.

DESCRIPTION

The premises comprise self-contained open plan offices with a separate office/meeting room, male and female toilets and a kitchen.

The premises are accessed via a staircase which leads from a separate ground floor entrance on North Street.

ACCOMMODATION

The accommodation comprises the following approximate net internal area:

Name	sq ft	sq m
1st - First Floor Office	1,218	113.16

SPECIFICATION

The premises have the following specification:-

- Plastered ceilings
- Mix of category 2 and LED strip lighting
- Electric wall mounted heaters
- Single glazed sash windows
- Carpet
- Power, telephone and IT points
- Security alarm
- Electronic entry system with intercom

TERMS

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

RENT

£14,000 per annum exclusive.

The rent is payable quarterly in advance and is exclusive of; business rates, service charge (if applicable), utilities, insurance and VAT.



SUMMARY

Available Size	1,218 sq ft
Rent	£14,000 per annum
Rateable Value	£14,000
EPC Rating	E (123)

VIEWING & FURTHER INFORMATION

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