



**RIGHT HAND SIDE GROUND FLOOR, MIDLAND HOUSE,  
2 POOLE ROAD, BOURNEMOUTH, BH2 5QY**

**OFFICE TO LET**

**969 SQ FT (90.02 SQ M)**





# Summary

## PRIME GRADE A OFFICES WITH CAR PARKING

Available Size	969 sq ft
Rent	£17,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	N/A
EPC Rating	C (73)

- Ground floor suite
- 3 allocated car-parking spaces plus shared use of 5 visitor spaces
- Approximately 200m from the A338 Wessex Way
- Occupiers include Investec and Saffery LLP



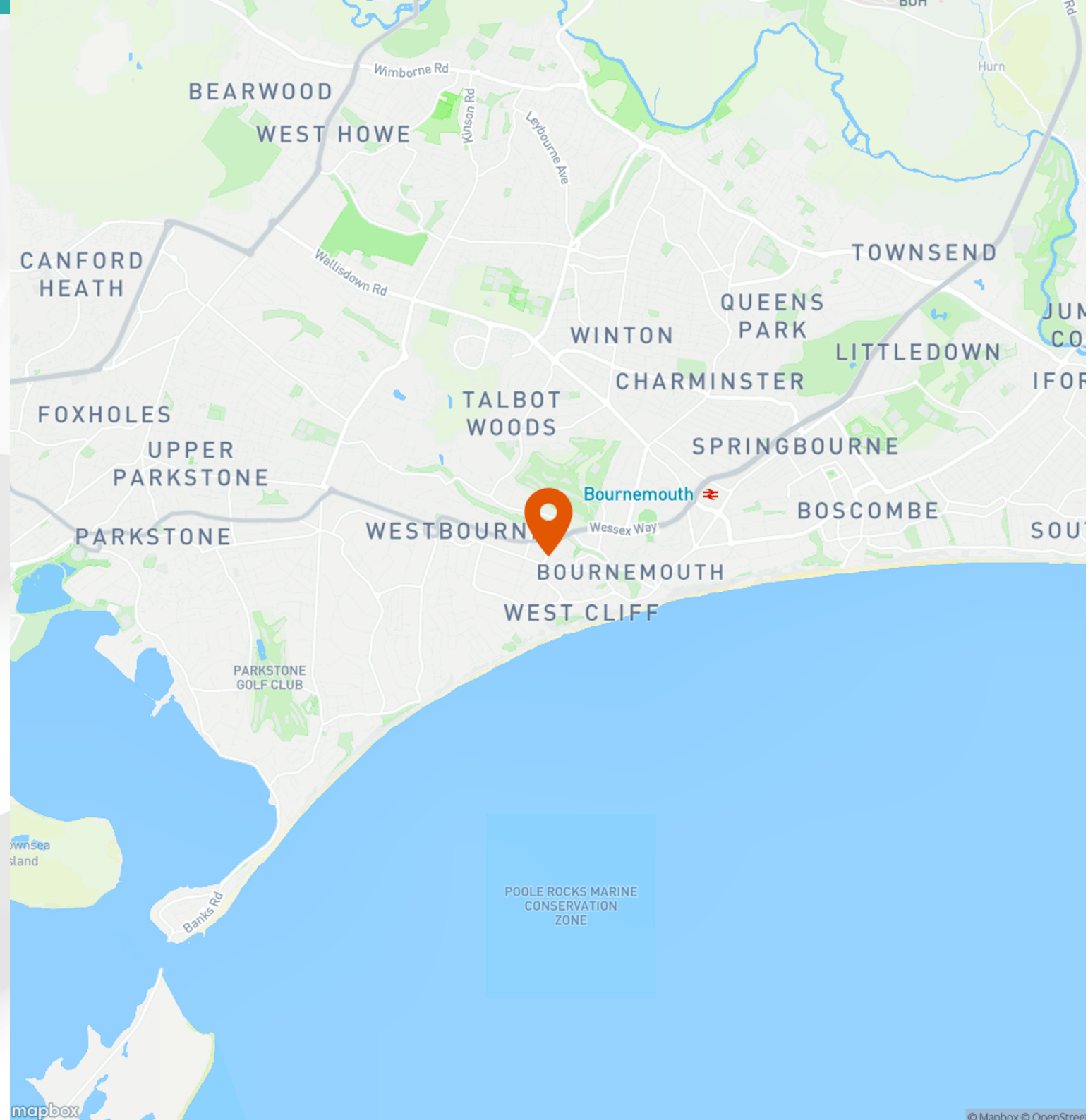
# Location



**Right Hand Side Ground Floor  
Midland House, 2 Poole Road,  
Bournemouth, BH2 5QY**

CENTRALLY LOCATED WITH EXCELLENT ACCESS TO THE A338 WESSEX WAY AND THE TOWN CENTRE'S RETAIL AND LEISURE FACILITIES.

Midland House is situated on the corner of Cambridge Road and Poole Road on the western side of Bournemouth Town Centre. This is a highly accessible location, approximately 200m from the A338 Wessex Way and approximately 400m from the retail/leisure facilities in Commercial Road.









# Further Details

## Description

Midland House is an impressive 5 storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and landscaped grounds and is occupied by major companies including Investec and Saffery LLP. The ground floor suite provides Grade A accommodation with the following features:

- » Suspended ceiling with inset lighting
- » Air conditioning
- » High quality finishes throughout
- » Brand new kitchenette
- » 3 allocated car-parking spaces and shared use of 5 visitor spaces
- » Communal male, female and disabled cloakrooms and shower facilities

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Right Hand Side	969	90.02	Available
<b>Total</b>	<b>969</b>	<b>90.02</b>	

## Viewings

Strictly by appointment through the joint agents.

## Lease

The suite is available by way of a new full repairing and insuring lease, incorporating upward only open market rent reviews.

## Rateable Value

Offices £12,250 (from 1.4.23)  
Parking spaces £1,600 (from 1.4.23) Note: The assessment only indicates 2 spaces, but 3 spaces are allocated.

## Legal Costs

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

## 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.

## Service Charge

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





## Enquiries & Viewings



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**Vail  
Williams**

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