



TO LET

8 Winchester Place, Poole, BH15 1NX

TOWN CENTRE OFFICES WITH PARKING

- Approx. 67 sq m (721 sq ft)
- Centrally located
- Potential for Business Rates exemption
- Two allocated parking spaces
- Rent £11,750 per annum exclusive
- Adjacent to Poole Railway Station

8 Winchester Place, Poole, BH15 1NX

LOCATION

The premises are situated in a prominent office development fronting North Street in Poole town centre. Winchester Place is located between Towngate Bridge and Poole High Street and has excellent access to the Dolphin Shopping Centre and Poole Railway station which is adjacent to the development.

The premises benefit from excellent road connections with immediate access onto the Holes Bay Road (A350) and the A35 to the west of Poole and the Dorset Way/A3049 to the west.

DESCRIPTION

Winchester Place is a modern office development situated in an excellent location in Poole town centre. The premises comprise the first floor of a two-storey building with traditional brick elevations under a pitched tiled roof.

The premises are accessed via a staircase from a ground floor lobby and are laid out as open plan offices. The accommodation has the following specification:

- Gas fired central heating (common supply)
- Category 2 strip lighting
- Double glazed windows
- Carpets
- Wall mounted power & IT points

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	721	66.98
Total	721	66.98

TENURE

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

RENT

£11,750 per annum exclusive of business rates, service charge and VAT.

PARKING

The accommodation has two allocated parking spaces in the rear car park which is accessed via a security barrier. The premises also have shared use of the visitor car park at the front of the development.

BUSINESS RATES

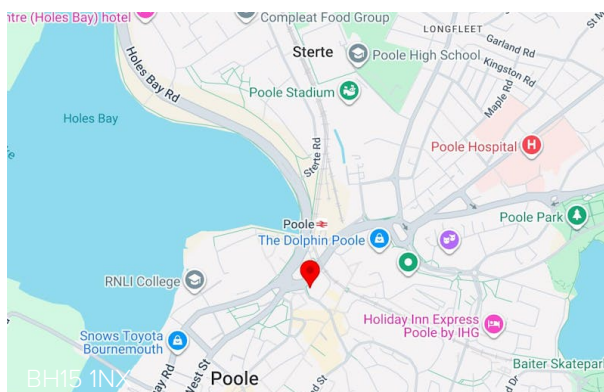
The property has a rateable value of £10,000 effective from 1 April 2026. The rates payable will be determined by the Uniform Business Rates multiplier which is set by the Government annually.

EPC

An EPC has been commissioned and will be available shortly.

SERVICE CHARGE

A service charge will be payable in respect of the common services in the property (gas, electric, water etc.) together with building insurance, cleaning, maintenance and repair of the premises. Further details are available from the Agents.



SUMMARY

Available Size	721 sq ft
Rent	£11,750 per annum
Rateable Value	£10,000
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

Generated on 10/06/2026

