



FIRST FLOOR SOUTH, ALLENVIEW HOUSE, WIMBORNE, BH21 1AG

OFFICE TO LET

1,914 SQ FT (177.82 SQ M)



**Vail
Williams**

Summary

WIMBORNE TOWN CENTRE OFFICE TO LET

Available Size	1,914 sq ft
Rent	£26,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£26,500 (from 01.04.23)
EPC Rating	D (84)

- Wimborne town centre office accomodation
- New LED lighting, ceiling and carpets
- Located next to Allenvie Car Park
- Walking distance to town centre amenities



Location



First Floor South Allenview House, Wimborne, BH21 1AG

Allenview House occupies a prominent position in the centre of Wimborne at the junction of Hanham Road and Allenview Road. The property benefits from being within walking distance of the town centre retail amenities and located next to Allenview Car Park where permits are available to be purchased from Dorset Council.





Further Details

Description

The open plan office suite is situated on the first floor on the south side of the building. There are shared W.C facilities and kitchenette facilities. The suite has recently been refurbished to include new carpets, ceiling tiles, LED lighting and redecoration. There is central heating, blinds and perimeter trunking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - South	1,914	177.82	Available
Total	1,914	177.82	

Viewings

Strictly by appointment through the sole agent.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

Rent

£26,750 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Service Charge

A service charge is payable in respect of the upkeep, running costs and maintenance of the common parts of the building and the service charge also includes the utilities for the suite.

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.

VAT

Our client has informed us that the building is not currently elected for VAT and therefore it is not currently payable on the rent.

Legal Costs

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





Enquiries & Viewings



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**

[View on our website](#)