



17 COBHAM ROAD, BH21 7PE

HAVILAND HOUSE

FERNDOWN

Various Sizes 890 – 6,521 SQFT
(82.7 – 605.8 SQM)

Key Features

- Flexible lease terms • Recently refurbished • Open plan accommodation
 - On site parking • Good transport links
- A/C with low service charge • Self contained WC facilities

TO LET



LOCATION

Haviland House is situated in Cobham Road, approximately 95 miles south west of London and within 10 miles of Bournemouth/Poole. The A31 trunk road passes the town to the north side, linking to Wimborne to the west and Southampton to the east, providing access to the M27 and M3.

The premises are situated in Cobham Road, the main arterial road through Ferndown Industrial Estate, approximately 1 mile from Junction A31. The nearest mainline railway station is Bournemouth with a fast journey time to London Waterloo of 1 hour 39 minutes. Bournemouth Airport is approximately 5 miles south east providing both domestic and international flights.

DESCRIPTION

Haviland House is a three storey purpose built office block benefiting from newly clad elevations and UPVC double glazed windows.

The suites provide open plan office accommodation with LED lighting, heating/cooling cassettes, carpeting, tea point and WC facilities on each floor. The suites also benefit from on-site parking.

ACCOMMODATION

Description	Sq.ft	Sq.m	Rent (pax)	Parking
Suite 7 & 8 Un-refurbished (First Floor)	2,390	222	£26,250	8
Suite 5 (First Floor)	1,278	118	£16,000	5
Suite 11 & 12 (Second Floor)	2,386	222	£28,650	9

Measured on a net internal basis in line with the RICS Code of Measuring Practice 6th Edition.

BUSINESS RATES

May qualify for small business rates relief. Interested parties can confirm the Business Rates for this property via the Valuation Office Agency website (www.voa.gov.uk).

SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts etc. Further information on request.

EPC RATING

Energy Performance Rating: C66
Reference Number: 8630-7442-0000

- ☐ Open plan accommodation
- ☐ On site car parking
- ☐ LED Lighting
- ☐ Heating/Cooling cassettes
- ☐ Kitchen facilities
- ☐ Carpeting

LEGAL COSTS

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

TENURE

The premises are available by way of a new full repairing and insuring lease or licence agreement for a term to be agreed.

VAT is payable on the rent. Rents are exclusive of business rates, VAT, service charge, insurance premiums and all other outgoings.



Viewing strictly through the joint sole agents



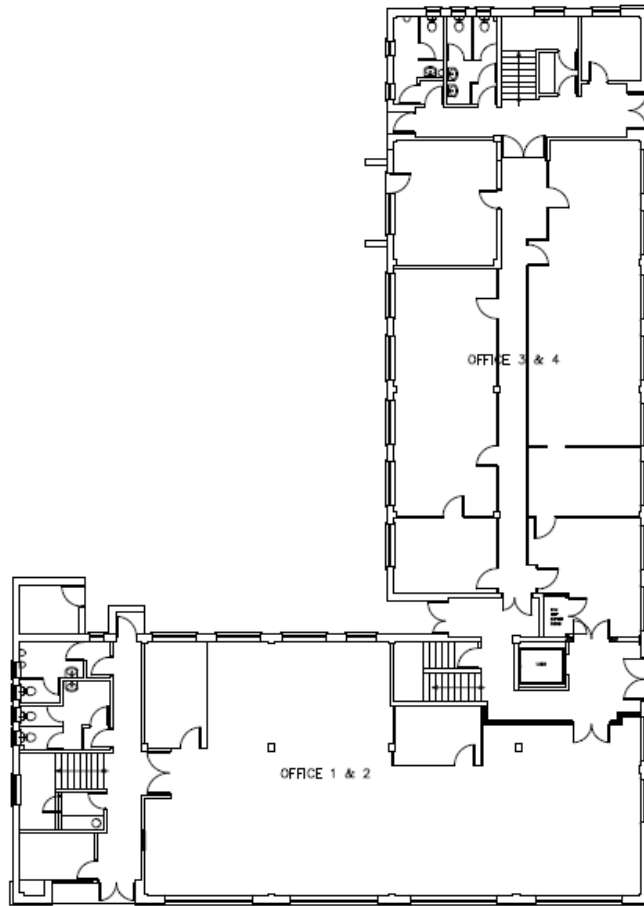
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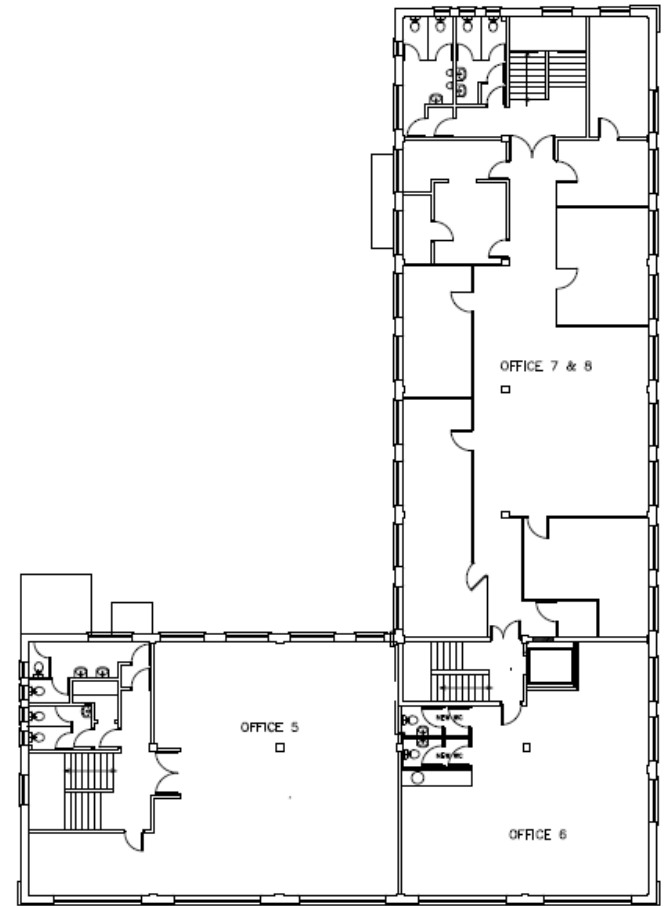
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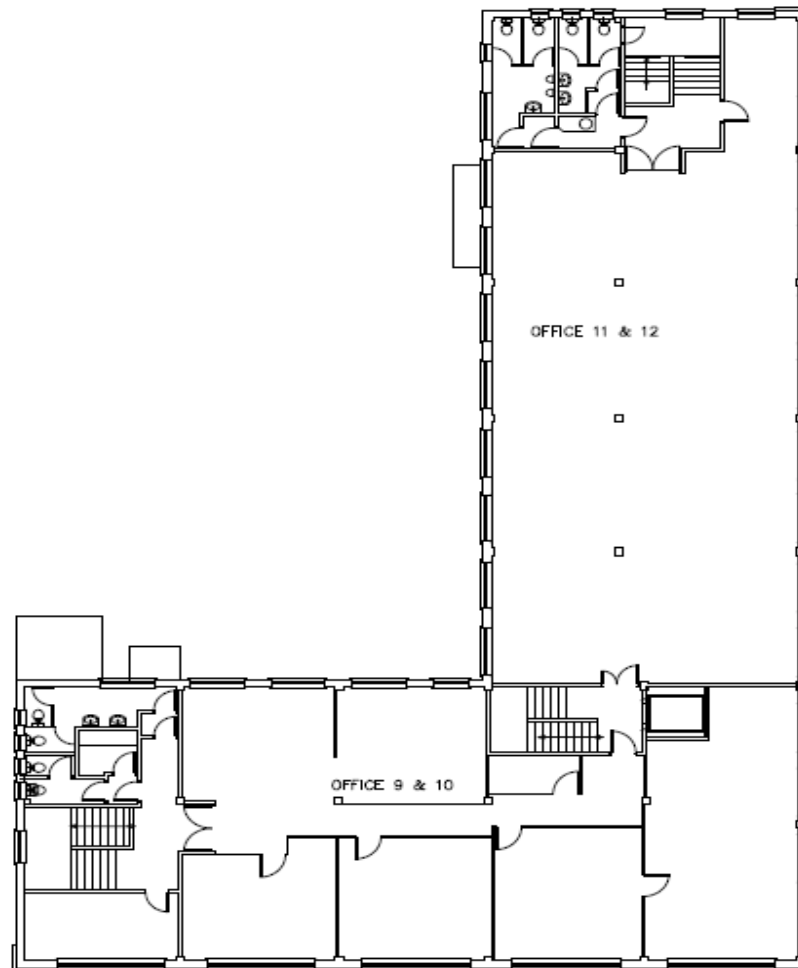
Floor Plans



ground floor



FIRST FLOOR



SECOND FLOOR