

SUITE 8B HAVILAND HOUSE, FERNDOWN,
DORSET, BH21 7PG



FIRST FLOOR OFFICE ACCOMMODATION TO LET

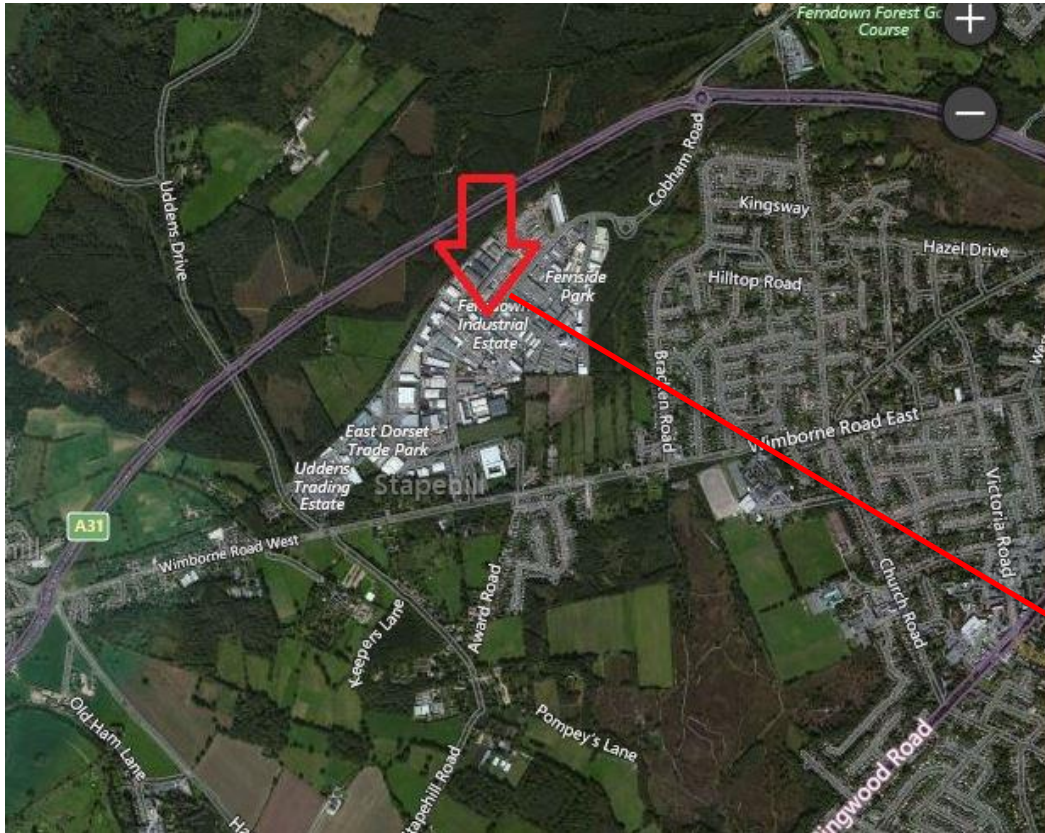


790 sq.ft (73.39 sq.m) Net Internal Area

KEY FEATURES

- Flexible lease terms
- Open plan accommodation
- Good transport links
- A/C with low service charge
- On-site parking

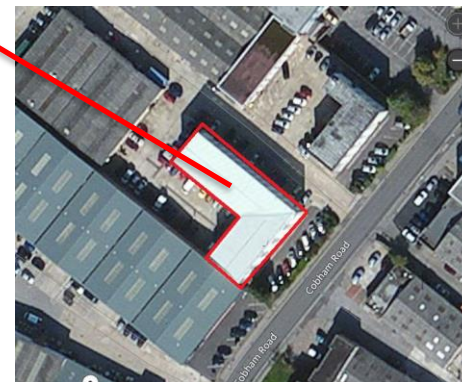
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LOCATION

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.



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DESCRIPTION

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

Suite 8B comprises open plan office accommodation with LED lighting, heating/cooling cassettes, carpeting, tea point and WC facilities, and on-site parking.

TENURE

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

RENT

£11,350 per annum exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings. VAT is payable on the rent.

VAT

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

SCHEDULE OF AREAS

Description	ft ²	m ²
Suite 8B - Net Internal Area	790	73.39

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

Energy Performance Rating: C-66

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).

LEGAL COSTS

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

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

Alex Gauntlett
Vail Williams LLP

Tel: 07584 657826

Email: agauntlett@vailwilliams.com

Stephen Tomkins
Nettleship Sawyer

Tel: 01202 550246

Email: stevet@nettsawyer.co.uk

James Edwards
Goadsby

Tel: 07801 734797

james.edwards@goadsby.com



SUBJECT TO CONTRACT
October 2019

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