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Regulated by RICS

## TO LET

THREE-STOREY OFFICE BUILDING 1732 SQ FT (161 SQ M)  
CLOSE TO POOLE TOWN CENTRE. MAIN ROAD LOCATION WITH  
GOOD PROVISION OF PARKING TO FRONT AND REAR.



**28 PARKSTONE ROAD  
POOLE  
BH15 2PG**

CHARTERED SURVEYORS & VALUERS  
COMMERCIAL PROPERTY CONSULTANTS

## LOCATION

The property is situated in an accessible town centre location and enjoys frontage to the main A350 Parkstone Road, within a quarter of a mile of Poole town centre. The area is well served by public transport with the bus station and mainline railway station in the town centre with surrounding buildings characterised by professional office type users as well as Poole Hospital and the Lighthouse centre. Access to the rear of the property is via Seldown Lane.

## DESCRIPTION

The property comprises a mid-terrace building with accommodation over three floors with visitor parking on the front forecourt and a private car park to the rear. The building benefits from gas fired central heating with two wc's and kitchen on both the ground and first floors. New windows have recently been installed by the landlord.

## ACCOMMODATION

The accommodation comprises briefly as follows:

	Sq Ft	Sq M
<b>GROUND FLOOR</b>		
FRONT OFFICE	234	21.73
MIDDLE OFFICE	195	18.14
REAR OFFICE	166	15.45
KITCHEN	25	2.36
REAR LOBBY	Providing access to rear car park and doors to :	
2 WC's	with wash hand basins.	
<b>FIRST FLOOR</b>		
FRONT OFFICE MAIN	198	18.39
FRONT OFFICE 2	58	5.41
MIDDLE OFFICE MAIN	195	18.16
MIDDLE OFFICE 2	61	5.71
REAR OFFICE 1	124	11.53
KITCHEN	18	1.68
STORE	6	0.55
REAR STORE/ANCILLARY	63	5.82
<b>SECOND FLOOR</b>		
FRONT OFFICE	255	23.78
REAR OFFICE	134	12.46
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Totals	1732	161.17
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## OUTSIDE

To the front of the building and with direct access from Parkstone Road is a tarmacadam forecourt area providing visitor parking for approximately 4 vehicles in tandem. The private rear car park is accessed via Seldown Lane with 10 marked spaces.

<b>EPC</b>	The property has an energy performance rating of Band 'E'. The full Energy Performance Certificate and recommendations report are available on request.
<b>RATEABLE VALUE</b>	The property is listed on the VO Agency website with a Rateable Value of £20,000 (April 2010). We would recommend interested parties make enquiries of the local authority to verify rates payable, and to establish the position in respect of appeals, transitional or small business relief.
<b>LEASE</b>	A new full repairing and insuring lease to be granted for a term to be agreed incorporating rent reviews on a 3-yearly basis.
<b>RENT</b>	£21,000 per annum.
<b>FINANCE ACT 1989</b>	Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
<b>LEGAL COSTS</b>	Both parties to pay their own legal fees incurred in the transaction.
<b>VIEWING</b>	By appointment through <b>JAMES &amp; SONS</b> – Tel: 01202 673131, Fax: 01202 660143. Contact <b>Peter Davy</b> . e-mail: <a href="mailto:properties@jamesandsons.co.uk">properties@jamesandsons.co.uk</a>

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