JAMES & SONS

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Poole
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Regulated by RICS

TO LET
UPPER FLOOR OFFICES

VARIOUS SUITES FROM 258 ft² (23.97m²) TO 1,783 ft² (165.65m²)
PERIOD BUILDING IN TOWN CENTRE

5 NEW ORCHARD
POOLE
BH15 1LY

LOCATION

The property is situated in a corner position at the junction of Poole High Street and New Orchard, in the lower High Street area of Poole. This area is a semi-pedestrianised location between Poole's historic Old Town and the thriving quayside, and contains a mix of retail, office, residential and restaurant/bar occupiers. Nearby national occupiers include Slug & Lettuce, Sainsbury's Local and Lush.

DESCRIPTION

The property comprises the two upper floors of this attractive listed building which has frontage to the High Street and New Orchard. It is arranged as five office suites over two floors.

ACCOMMODATION

The office accommodation is accessed via a separate entrance door from New Orchard.

FIRST FLOOR

Suite 5A	446ft^2 (41.43m^2)	**AVAILABLE**
Suite 5B	387ft^2 (35.95m^2)	**AVAILABLE**
Total	833ft^2 (77.4m^2)	

Plus, communal kitchen, ladies and gents WC's.

SECOND FLOOR

Suite 5C	403ft^2 (37.44m^2)	**AVAILABLE**
Suite 5D	289ft^2 (26.85m^2)	**AVAILABLE**
Suite 5E	258ft^2 (23.97m^2)	**LET**
Total	950ft^2 (88.2m^2)	

Plus, communal ladies and gents WC's.

TOTAL

1783 ft^2 (165.65 m^2)

RATEABLE VALUE

The property is assessed for rating purposes as follows:

5A – First Floor – Offices and Premises	RV	£5200
5B – First Floor – Offices and Premises	RV	£6800
5C – Second Floor – Offices and Premises	RV	£4850
5D – Second Floor – Offices and Premises	RV	£3450
5E – Second Floor – Offices and Premises	RV	£3300

LEASE

The premises are available on new 3 year leases incorporating a rolling tenant break clause after 18 months, subject to 3 months prior notice. The rent is inclusive of all bills and maintenance except electricity, telephone / broadband and business rates.

RENT

Suite 5A	**£6,950 pa**
Suite 5B	**£6,100pa**
Suite 5C	**£8,000pa**
Suite 5D	**£5,780pa**
Suite 5E	**LET**

FINANCE ACT 1989

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.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable fees incurred in the transaction.

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 and the requirements are contained in statute. A letter will be sent to the proposed tenant or purchaser once terms have been agreed.

VIEWING

STRICTLY by appointment through **JAMES & SONS – Tel: 01202 673131.**
e-mail: properties@jamesandsons.co.uk

IMPORTANT NOTE

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PEOPLE AND PROPERTY SINCE 1873