Suite 27 Briggs House
26 Commercial Road
Poole, BH14 0JR

Tel: 01202 673131
Email: properties@jamesandsons.co.uk

FOR SALE

GROUND FOR OFFICE SUITE FOR SALE – POOLE
1170 SQ FT (108.74 Sq M) APPROX.
56-58 Parkstone Road, Poole, BH15 2PG

Regulated by RICS

LOCATION

The premises occupy a prominent position on fronting onto Parkstone Road, one of the principal routes into Poole, linking the town centre with the established residential districts of Lower Parkstone and Penn Hill. The property sits within a mixed commercial and residential area and benefits from strong visibility and steady passing traffic throughout the day. Poole Park is a short walk.

Poole Town Centre is situated approximately 0.5 miles to the south-west, providing access to the Dolphin Shopping Centre, Poole Railway Station and the main bus interchange. Poole park also situated close by. Regular bus services also operate along Parkstone Road itself, offering convenient links across the wider conurbation.

DESCRIPTION

The property comprises a spacious ground-floor modern, office suite within the seven-storey mixed use building 'Altitude'. It includes separate male and female toilets and a shower room which could be converted back to an accessible toilet.

There is an onsite car park at the rear, accessed from Seldown Lane and the property has two parking spaces in a gated rear car park.

ACCOMMODATION

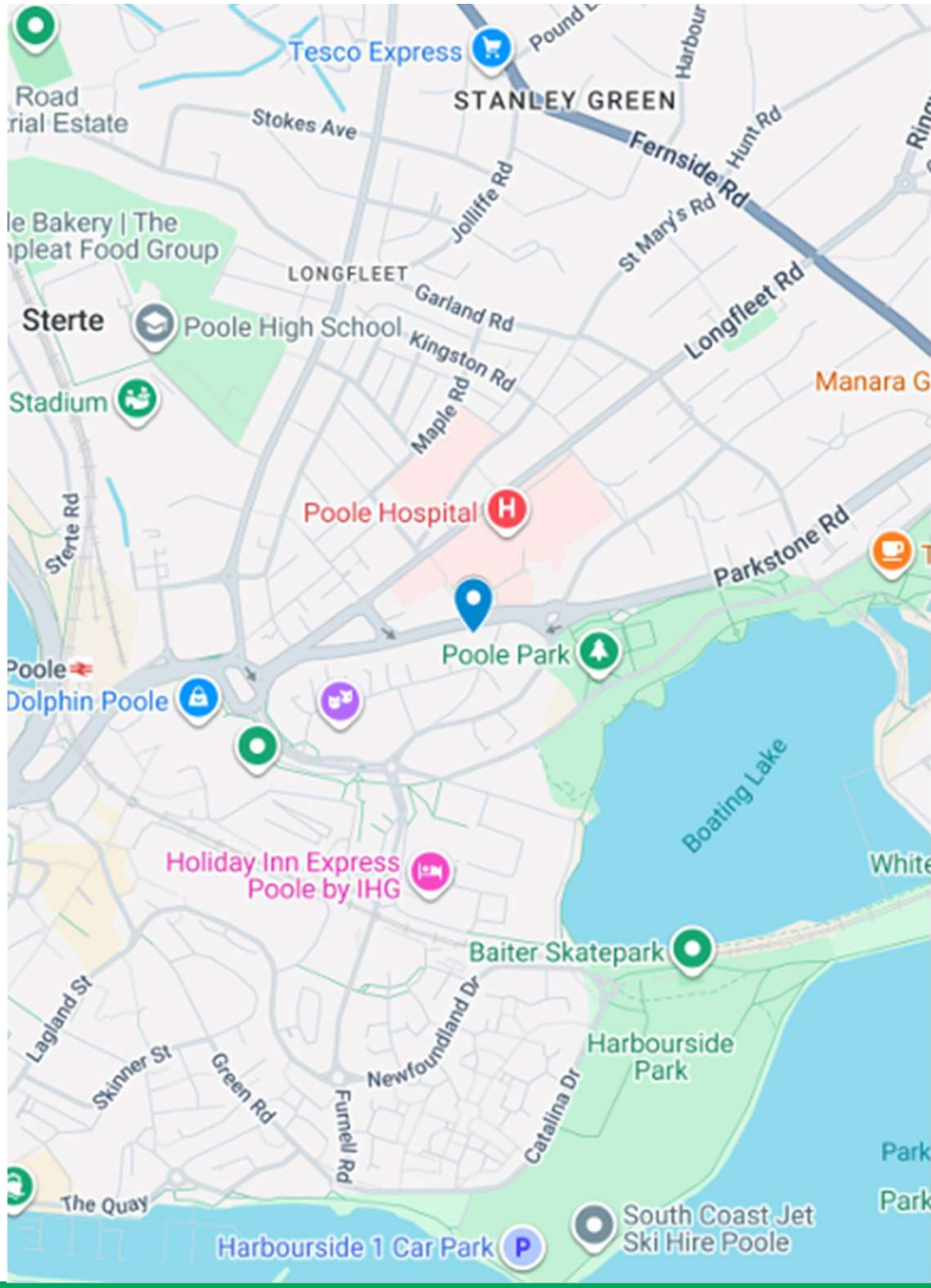
The accommodation comprises the following approximate areas :

Net Internal Area:

Office	1105 sq ft (102.61 sq m)
Kitchen	66 sq ft (6.12 sq m)
Total	**1170 sq ft (108.74 sq m)**

KEY FEATURES

- EPC Band B
- 2 car parking spaces
- Comfort cooling
- Excellent specification
- Close to Poole Park



PLANNING

The property has previously been used as offices (within planning Class E). Interested parties are advised to check with BCP council as to their proposed use.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £18,750 (April 2026).

More details can be found at:
https://www.tax.service.gov.uk/business-rates-find/valuations/start/10589313000

Interested parties should make enquiries of the local authority to verify the business rates payable.

EPC

The property is assessed with an Energy Performance Rating of **Band B**

More details can be found at:
https://find-energy-certificate.service.gov.uk/energy-certificate/8955-6008-4088-1628-6507

SERVICE CHARGE

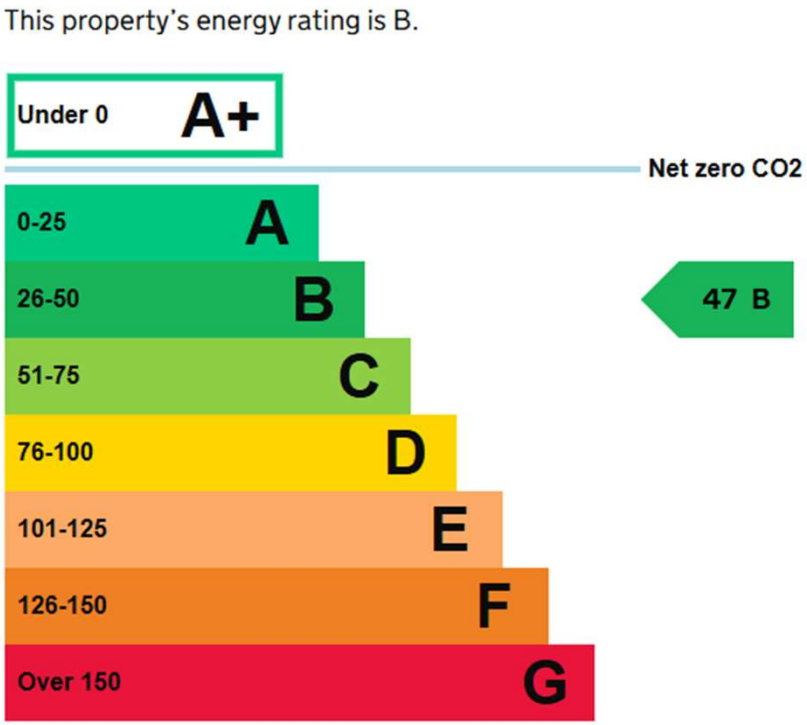
Details available upon request.

TENURE

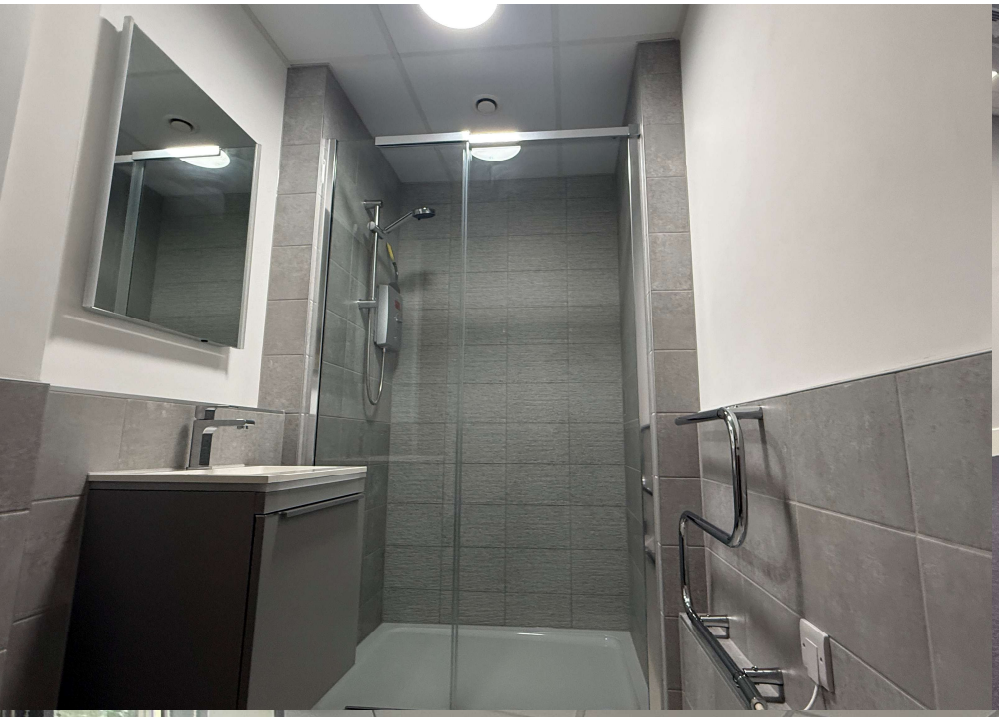
Long leasehold. 125-year lease from 1st January 2013.

GUIDE PRICE

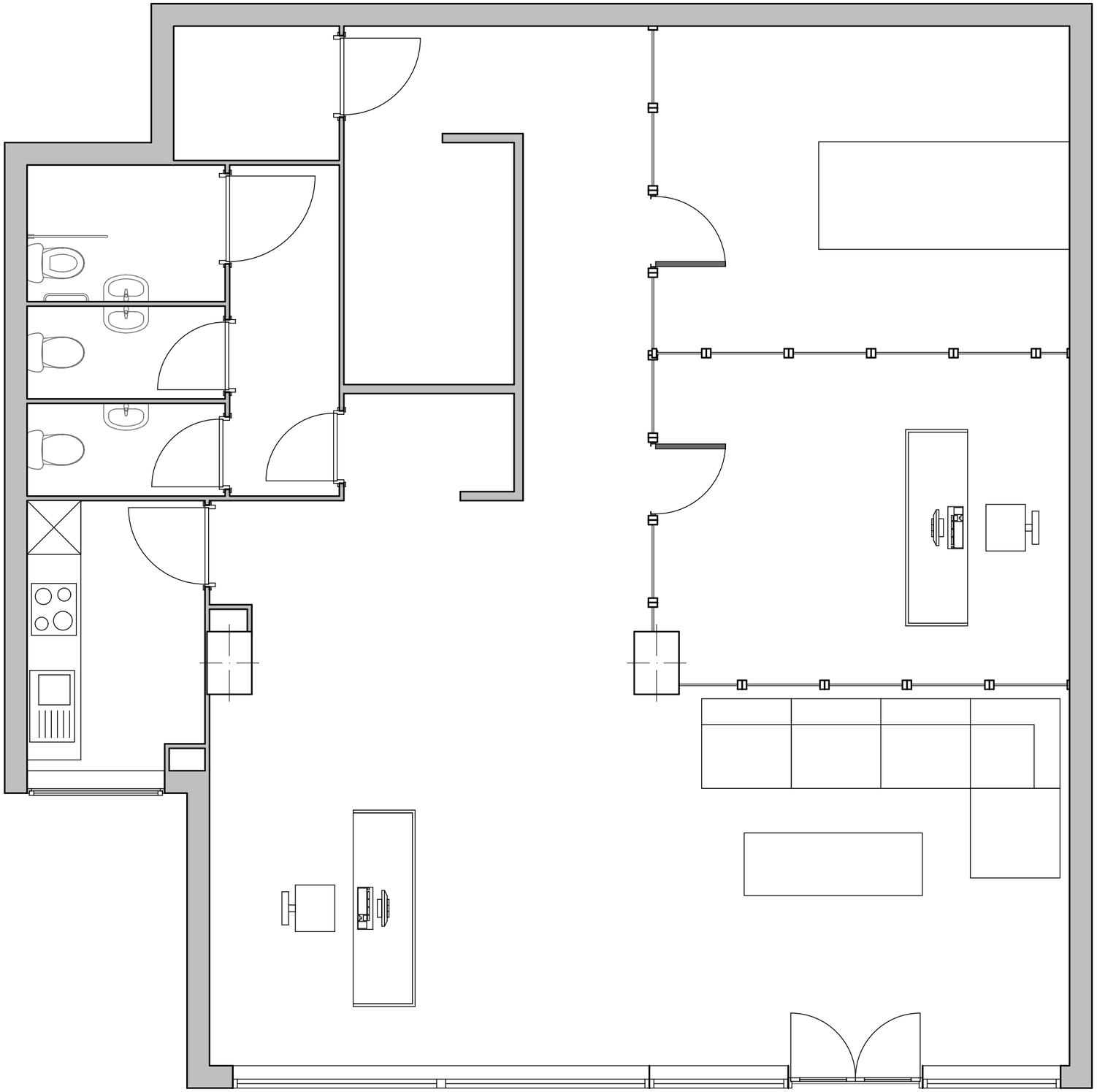
£285,000 plus VAT



ALTITUDE
POOLE PARK
DOLPHIN CENTRE
POOLE LIGHTHOUSE
Image Landsat / Copernicus
Google Earth



Note:
This drawing is the copyright of Morgan Carey Architects.
It may not be copied, reproduced or altered in any way without their written authority.
Do not scale for construction purposes - use figured dimensions.
Check dimensions on site before work proceeds. Report discrepancies to the
Architects.
If in doubt, ask!



AMB Developments Ltd

Majestic Two, Altitude

Plan and 3D view

Rev	Date	Amendment

MORGAN CAREY ARCHITECTS

THE GOODS SHED
SANDFORD LANE
WAREHAM BH20 4DX

tel: 01929 557878

mca@morgancarey.co.uk
www.morgancarey.co.uk

with MCA Lawray

80mm at A3 Majestic Floor Plan.pln

Date Aug 18
Scale @A3 1:50

18115.sk08

LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

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.

CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant 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 once terms have been agreed.

RICS Regulated by RICS

PEOPLE AND PROPERTY SINCE 1873

VIEWING

STRICTLY by prior appointment the through joint agents James & Sons or Goadsby:

Peter Davy
Tel: 01202 673131
Email peterdavy@jamesandsons.co.uk

Simon Walsham
Tel: 01202 673131
Email simonwalsham@jamesandsons.co.uk

Joseph Holderness
Tel: 01202 550200
Email joe.holderness@goadsby.com

IMPORTANT NOTE

THESE` PROPERTY PARTICULARS ARE INTENDED AS **GENERAL GUIDANCE** FOR PROSPECTIVE LESSEES OR PURCHASERS. THEY DO NOT CONSTITUTE ALL OR ANY PART OF AN OFFER OR CONTRACT. JAMES AND SONS, EITHER FOR THEMSELVES OR AS AGENTS ON BEHALF OF THE LESSOR OR VENDOR GIVE NO WARRANTY AS TO THE ACCURACY OF ANY OF THE INFORMATION CONTAINED HEREIN.

ALL DESCRIPTIONS, MEASUREMENTS, REFERENCES TO CONDITION AND STATEMENTS AS TO PLANNING USE AND PERMISSIONS OR OTHER MATTER CONTAINED IN THESE PARTICULARS ARE GIVEN IN GOOD FAITH AND ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND SHOULD NOT BE RELIED UPON AS FACT WITHOUT INDEPENDENT VERIFICATION. NO PERSON IN THE EMPLOYMENT OF JAMES AND SONS HAS ANY AUTHORITY TO MAKE ANY REPRESENTATIONS OR WARRANTY (VERBAL OR OTHERWISE) IN RESPECT OF THIS PROPERTY AND ANY INTENDING LESSEE(S) OR PURCHASER(S) SOULD MAKE THEIR OWN INDEPENDENT ENQUIRY AND INVESTIGATIONS AND INSPECTIONS TO VERIFY THE ACCURACY OR OTHERWISE OF ANY INFORMATION.

AT NO TIME HAS ANY STRUCTURAL OR OTHER SURVEY BEEN CARRIED OUT AND NO SERVICES OR APPLIANCES HAVE BEEN TESTED. INTERESTED PARTIES SHOULD SATISFY THEMSELVES AS TO THE STRUCTURAL INTEGRITY OF THE PROPERTY AND THE CONDITION AND WORKING ORDER OF ALL SERVICES, APPLIANCES, FIXTURES AND FITTINGS.