



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

Tel: 01202 673131

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**FOR SALE**

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



## 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

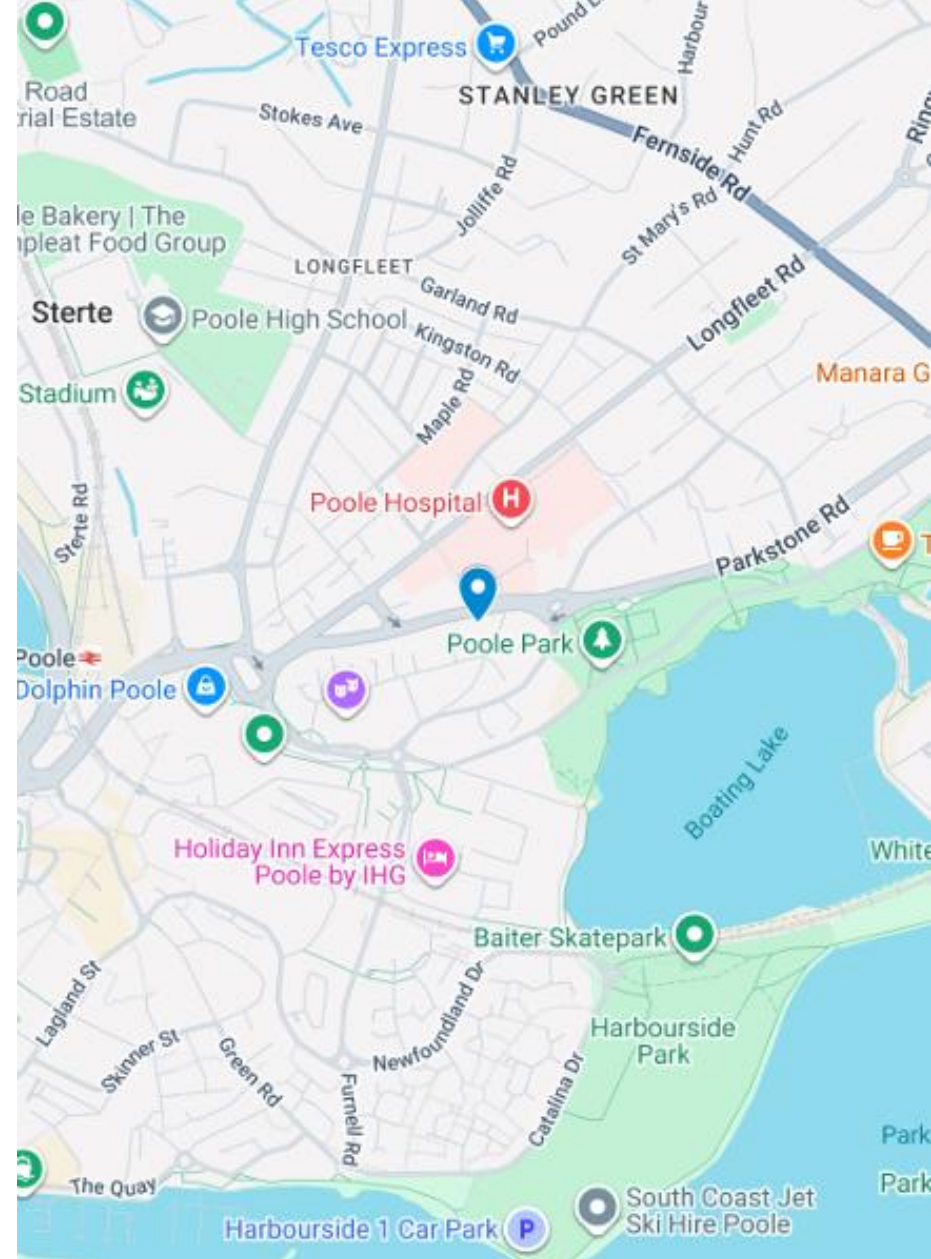
The accommodation comprises the following approximate areas :

Net Internal Area:

|              |                                 |
|--------------|---------------------------------|
| Office       | 1105 sq ft (102.61 sq m)        |
| Kitchen      | 66 sq ft (6.12 sq m)            |
| <b>Total</b> | <b>1170 sq ft (108.74 sq m)</b> |

## 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.

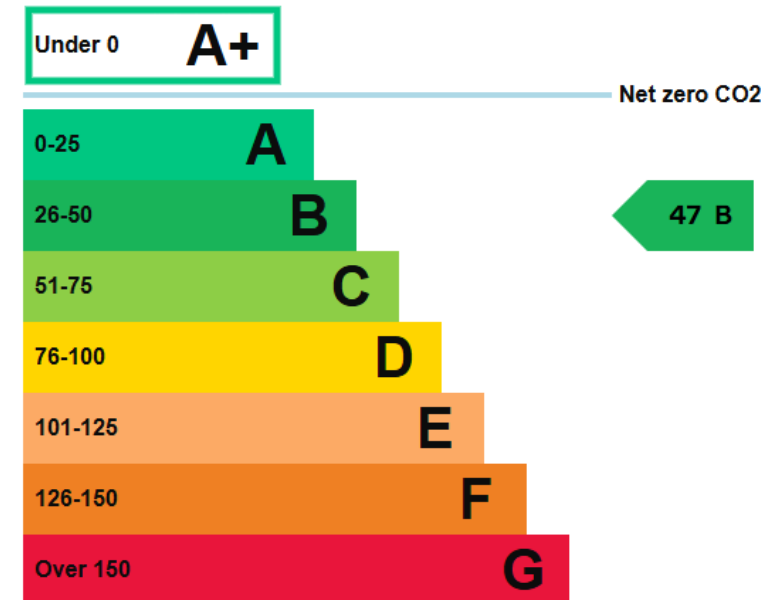
## TENURE

Long leasehold. 125-year lease from 1<sup>st</sup> January 2013.

## GUIDE PRICE

£250,000 plus VAT

This property's energy rating is B.







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## 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.



**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](mailto:peterdavy@jamesandsons.co.uk)

**Simon Walsham**

Tel: 01202 673131

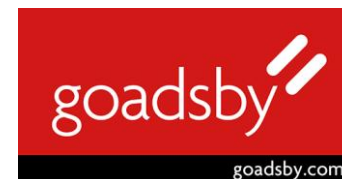
Email [simonwalsham@jamesandsons.co.uk](mailto:simonwalsham@jamesandsons.co.uk)



**Joseph Holderness**

Tel: 01202 550200

Email [joe.holderness@goadsby.com](mailto:joe.holderness@goadsby.com)



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