# FOR SALE OR TO LET

MODERN OFFICE PREMISES ON PRESTIGIOUS DEVELOPMENT OVER GROUND AND MEZZANINE FLOOR

Unit 5 The Axium Centre Lytchett Matravers Poole BH16 6FE

1,460 sq ft (135.6m<sup>2</sup>)

Sale Price - £245,000 plus VAT

To Let at £13,000 per annum exclusive





#### **LOCATION**

The Axium Centre is strategically located on the A35 approximately one mile west of The Bakers Arms roundabout and approximately 4 miles from Poole town centre

#### **ACCOMMODATION**

This prestigious office development was completed in 2008 and is constructed to a high standard, primarily of cavity brick construction under a pitched tiled roofs.

The accommodation is predominantly open plan over the ground and mezzanine floor with carpeted flooring, together with window blinds and cupboard storage, various spot lights have also been incorporated. There is a comfort cooling system together with a single WC with wash hand basin.

The accommodation is arranged as follows:-

Ground floor 792 sq ft
Mezzanine floor 668 sq ft
1,460 sq ft

Three car parking spaces are available in front of the building. The site benefits from a security gate/video entrance system, whilst the premises themselves have a fitted security alarm.

## **TENURE**

#### Leasehold

The premises are available on a new full repairing and insuring lease for a term to be negotiated.

Any lease will incorporate regular, upward only rent reviews at a commencing rental of £13,000 per annum exclusive.

#### For Sale

The property is for sale at a price of £245,000

VAT is payable on price quoted.

#### **LEGAL COSTS**

An ingoing tenant will be required to contribute towards the landlord's legal costs incurred in preparing the lease.

## BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value £13,000 (1 April 2017)

## **SERVICE CHARGE**

A service charge is payable in respect of the upkeep, management and maintenance of the Estate. Further details are available on request.

# **ENERGY PERFORMANCE CERTIFICATE**

Assessment - Band C (54).

The full EPC and recommendations report are available on request.

## **ANTI MONEY LAUNDERING REGULATION**

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



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01202 550233



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