

FOR SALE OR TO LET

MODERN OFFICE PREMISES
ON PRESTIGIOUS
DEVELOPMENT OVER GROUND
AND MEZZANINE FLOOR

Unit 5
The Axiom Centre
Lytchett Matravers
Poole
BH16 6FE

1,460 sq ft (135.6m²)

Sale Price - £245,000 plus VAT

To Let at £13,000 per annum exclusive



LOCATION

The Axiom 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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