



# Commercial Property & Land Agents Surveyors & Town Planners

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## **FOR SALE** SELF-CONTAINED OFFICE BUILDING

1 Wootton Gardens, Bournemouth,  
Dorset, BH1 1PW



- 4 storey self-contained office
- On-site parking
- Approx. 314 sq m (3,380 sq ft)
- Town centre location

## LOCATION

The property is located in Wootton Gardens which is accessed from Old Christchurch Road in Bournemouth town centre.

Wootton Gardens lies in close proximity to both The Lansdowne area of Bournemouth town centre and the pedestrianised part of Old Christchurch Road.

The property has good access to the A338 Wessex Way which connects with the A35 and A31.

The property is approx. one mile from Bournemouth mainline railway station and close to bus routes and public car parks.

## DESCRIPTION

The property comprises a detached, self-contained four storey office building of brick construction with rendered elevations.

The property has two entrances at ground and lower ground floor levels. The accommodation is predominantly arranged in a cellular layout on each floor with toilets, kitchenettes and shower facilities provided.

The specification includes the following:-

- Mix of lighting
- Gas fired central heating
- Carpeting
- Suspended ceiling (to part)
- Air conditioning (to part)
- Security Alarm
- Server Room

The floor areas are summarised as follows:-

Lower Ground Floor	73.8 sq m	794 sq ft
Ground Floor	86.4 sq m	930 sq ft
First Floor	85.3 sq m	918 sq ft
Second Floor	68.6 sq m	738 sq ft
<b>Total</b>	<b>314.1 sq m</b>	<b>3,380 sq ft</b>

Externally, there are two parking areas which provide parking for approximately 6 cars.

## TENURE

Freehold with vacant possession.



## PRICE

£625,000 plus VAT.

## BUSINESS RATES

We are informed that the property has a rateable value of £23,500 (from 1.4.17). The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## ENERGY PERFORMANCE

The property has a rating of D - (85).  
A copy of the full report is available on request.

## VIEWING

By appointment with the Agents, Sibbett Gregory.

Contact: Jayne Sharman Tel - 01202 661177

Email: [jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## 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 - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.





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