

2759

**FOR SALE**

**SELF-CONTAINED  
OFFICE BUILDING**

**3,287 sq ft (305.4 m<sup>2</sup>)**  
**Approx Net Internal Area**

**1 WOOTTON GARDENS  
BOURNEMOUTH  
DORSET  
BH1 1PW**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

## Location

The building is located in Wootton Gardens, in close proximity to Old Christchurch Road at its junction with Wootton Mount and only 200 yards from The Lansdowne, Bournemouth Commercial Centre. Old Christchurch Road is served by numerous bus routes and there are a number of car parks within walking distance. The Bournemouth mainline railway station is approximately one mile away. There is easy access to Wessex Way which connects with the A338 and subsequently to the A35 and A31.

## Accommodation

This detached building provides accommodation over four floors. The accommodation is arranged as follows:-

Lower Ground Floor:	778 sq ft	( 51.83 m <sup>2</sup> )
Ground Floor:	909 sq ft	( 82.41 m <sup>2</sup> )
First Floor	817 sq ft	( 75.9 m <sup>2</sup> )
Second Floor:	783 sq ft	( 72.7 m <sup>2</sup> )
Total	3,287 sq ft	(305.4 m <sup>2</sup> )

Features include:-

- Carpeting
- Fluorescent tube lighting
- Male or female Cloakrooms
- Kitchenettes
- Server room
- Security alarm
- Central heating
- Car parking
- Shower facilities
- Air conditioning (not tested)



## **Services**

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## **Price**

**£625,000** plus VAT for the freehold interest with full vacant possession.

## **Legal Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

## **Rates**

Rateable Value £23,500 (April 2017)

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

## **Viewing**

Strictly by appointment through the landlord's agents:-

**Nettleship Sawyer**  
**FAO Stephen Chiari**  
e-mail: [stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
Tel: 01202 556491

**Nettleship Sawyer**  
**FAO Joe Lee**  
e-mail: [joe@nettsawyer.co.uk](mailto:joe@nettsawyer.co.uk)  
Tel: 01202 556491

## **Disclaimer**

At no time have the agents undertaken a structural survey or tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or have appropriate statutory consents. Interested parties are advised to obtain verification from their solicitor or surveyor.

## **IDENTIFICATION**

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

## Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

