

TO LET

OFFICE/ LIGHT INDUSTRIAL PREMISES

Suite 1
4-6 Shelley Road
Bournemouth
Dorset
BH1 4HY

815 sq ft (76 sq m)

£13,140 per annum exclusive



LOCATION

The premises is situated on Shelley road, between Ashley Road and Palmerston Road, a short distance to the A338 Wessex Way in a mixed commercial/ residential area. The bus station is 5mins walk away, and Pokesdown railway station is 15 mins walk away.

DESCRIPTION

A recently refurbished self-contained suite a stone's throw from Boscombe's town centre with its busy cafes and shops.

With two off-road parking spaces, the suite is modern, clean, bright and secure, with central / electric heating, and full CAT-5 wiring connected to a network hub. It is ideal for use as offices, digital media facilities, storage, IT or light electronic workshops.

- Recently refurbished
- Ground Floor
- Unisex toilet
- Meeting room with kitchenette
- Open plan office / workshop
- Office / storage room
- Packing table and storage in corridor
- CAT 5 network cabling plus server racking
- Central & electric heating, electric hot water
- Separate entrance
- 2 parking spaces
- Bin area
- Bike rack
- Lockable gates
- CCTV and alarm security



TENURE

The suite is available to let by way of new full repairing and lease for a term to be agreed.

RENT

£13,140 per annum exclusive of business rates, service charge, insurance premiums and all other outgoings.

SERVICE CHARGE

There is a service charge in relation to annual insurance, to maintain fire safety and security standards, plus a monthly upkeep visit. More details are available from the landlord.

BUSINESS RATES (source: www.voa.gov)

The District Valuer's website provides the following information:-
Rateable Value: £18,500 (from 1st Apr 2017)

(For the building as a whole – to be reassessed for the individual suite)

ENERGY PERFORMANCE CERTIFICATE

Suite 1 - Assessment - Band C (67)

The full EPC and recommendations report are available on request.



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any lease negotiations.

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 agents:-

Contact – Joe Lee

joe@nettsawyer.co.uk / 01202 556491



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

Floor Plans Suite 1:

4-6 Shelley Road, Bournemouth, BH1 4HY

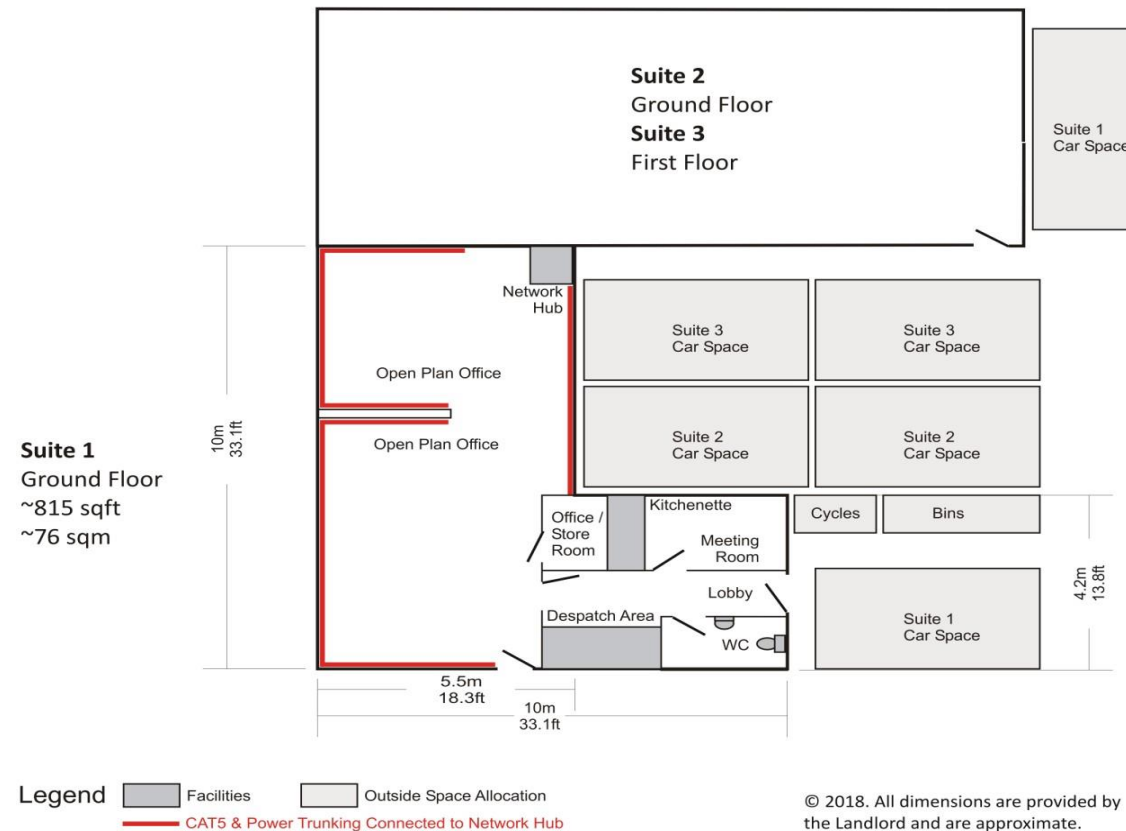


Illustration only

*Please note this plan has
been provided by the
landlord*

© 2018. All dimensions are provided by
the Landlord and are approximate.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.