

TO LET

FIRST FLOOR OFFICE ACCOMMODATION

Suites 7, 8a & 8b
Haviland House
17 Cobham Road
Ferndown
BH21 7PE

1,030 sq ft (96 sq m) / 392 sq ft (36 sq m)
/ 792 sq ft (74 sq m)

**Rent: £13,650 pax / £7,650 pax /
£11,350 pax**



LOCATION

Haviland House is situated fronting and with direct access to Cobham Road on the popular and well established Ferdown Industrial Estate only a quarter of a mile from the junction with the A31 giving dual carriageway access to London (via the M27 and M3) to the east. The A31 links to the A35/Devon to the west and the A338/Bournemouth to the south.

DESCRIPTION

Haviland House is a multi-let three storey office building benefiting from recently clad elevations and double glazed windows.

Suites 7, 8a and 8b on the first floor are available to let individually as self-contained offices.

Features include:-

- New suspended ceilings with integral lighting
- New carpeting
- New heating / cooling cassettes
- New teapoint
- Male and female wcs to suites 7 and 8b
- Passenger lift to suite 7
- Allocated car parking spaces

suite 7 – 4 spaces
suite 8a – 2 spaces
suite 8b – 3 spaces

ACCOMMODATION

Suite 7 - 1,030 sq ft (96 sq m)
Suite 8a - 392 sq ft (36 sq m)
Suite 8b - 792 sq ft (74 sq m)

TENURE

The premises are available to let on new effectively full repairing and insuring leases for a term to be agreed incorporating upward only rent reviews.

RENT

Suite 7 - **£13,650** per annum exclusive
Suite 8a - **£ 7,650** per annum exclusive
Suite 8b - **£11,350** per annum exclusive

All rents are quoted per annum exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings.

VAT is payable on the rent.

SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts etc. Further information on request

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment

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

Rateable Values: to be assessed

LEGAL COSTS

The ingoing tenant will be responsible for our client's reasonable legal costs incurred in the preparation and completion of the lease in respect of a letting.

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.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Joint Sole agents:-



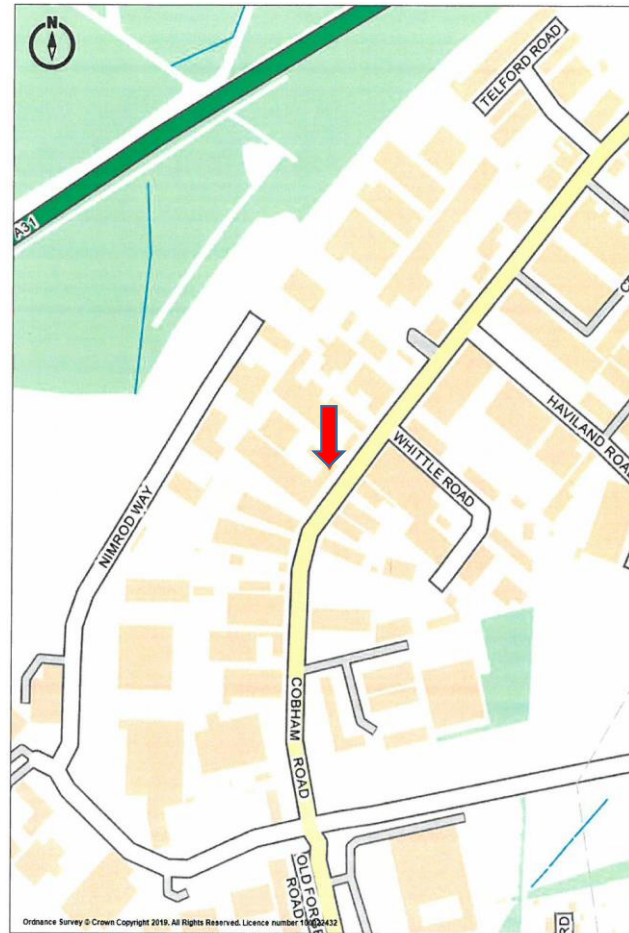
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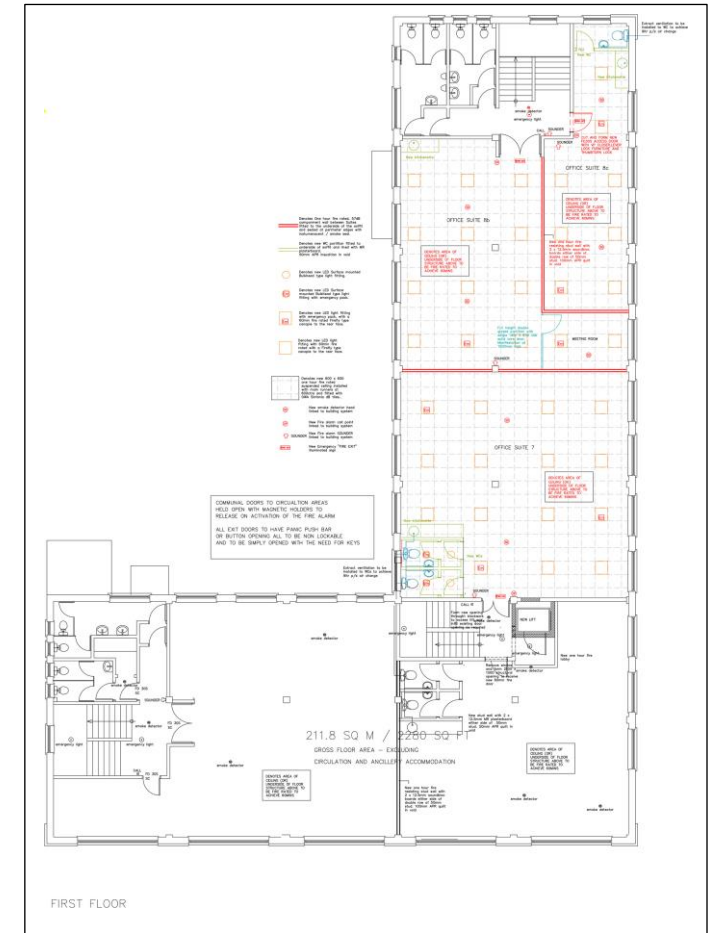


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LANDMARK INFORMATION

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