

TO LET PROMINENTLY LOCATED OPEN PLAN OFFICES IN POOLE

THEGREENHOUSE | MANNINGS HEATH ROAD | POOLE | DORSET | BH12 4NQ



**sibbett
gregory**

- 2,498 sq ft (232 sq m)
- On-site parking available
- Brand new second floor suite
- Popular location
- Immediately available



LOCATION

The property is located in Mannings Heath which adjoins Tower Park in Poole. The area comprises a mix of commercial and leisure businesses.

The property has direct access to Mannings Heath Road, which provides good access to A3049 Dorset Way dual carriageway. The Dorset Way dual carriageway connects with A35 to the west and A348 to the east.

Poole town centre is approx 4 miles from the property.

DESCRIPTION

The property comprises a substantial, three storey building situated on the corner of Mannings Heath Road and Broom Road. The ground floor comprises workshop premises with two floors of modern office accommodation above.

A separate communal entrance serves the two floors of office accommodation and a lift and staircase provide access to the upper floors.

The specification of the premises includes plastered ceilings with LED lighting, underfloor heating, timber effect flooring, floor boxes, data cabling, security alarm, modern kitchen and WC's.

ACCOMMODATION

Description	Sq ft	Sq m	Availability
Studio 11	2,498	232.07	Available

TENURE

The premises are available by way of new full repairing and insuring lease for a term to be negotiated.

PARKING

Up to 8 on-site parking spaces.

RENT

£37,500 per annum exclusive

The rent is exclusive of business rates, service charge, utilities, buildings insurance and VAT.

EPC

The property has been graded as D (84)

BUSINESS RATES

To be assessed.

CODE FOR LEASING BUSINESS PREMISES

It is recommended that parties seek professional advice prior to agreeing or signing a lease or business tenancy. The Code for Leasing Business Premises 2020 can be downloaded here: https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf





VIEWING

Viewing by appointment with Sibbett Gregory

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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.

