

PRIME
GRADE A
OFFICES
WITH
EXCELLENT
CAR-PARKING

446 SQ M / 4,803 SQ FT

1ST FLOOR, MIDLAND HOUSE

2 POOLE ROAD, BOURNEMOUTH, DORSET, BH2 5QY

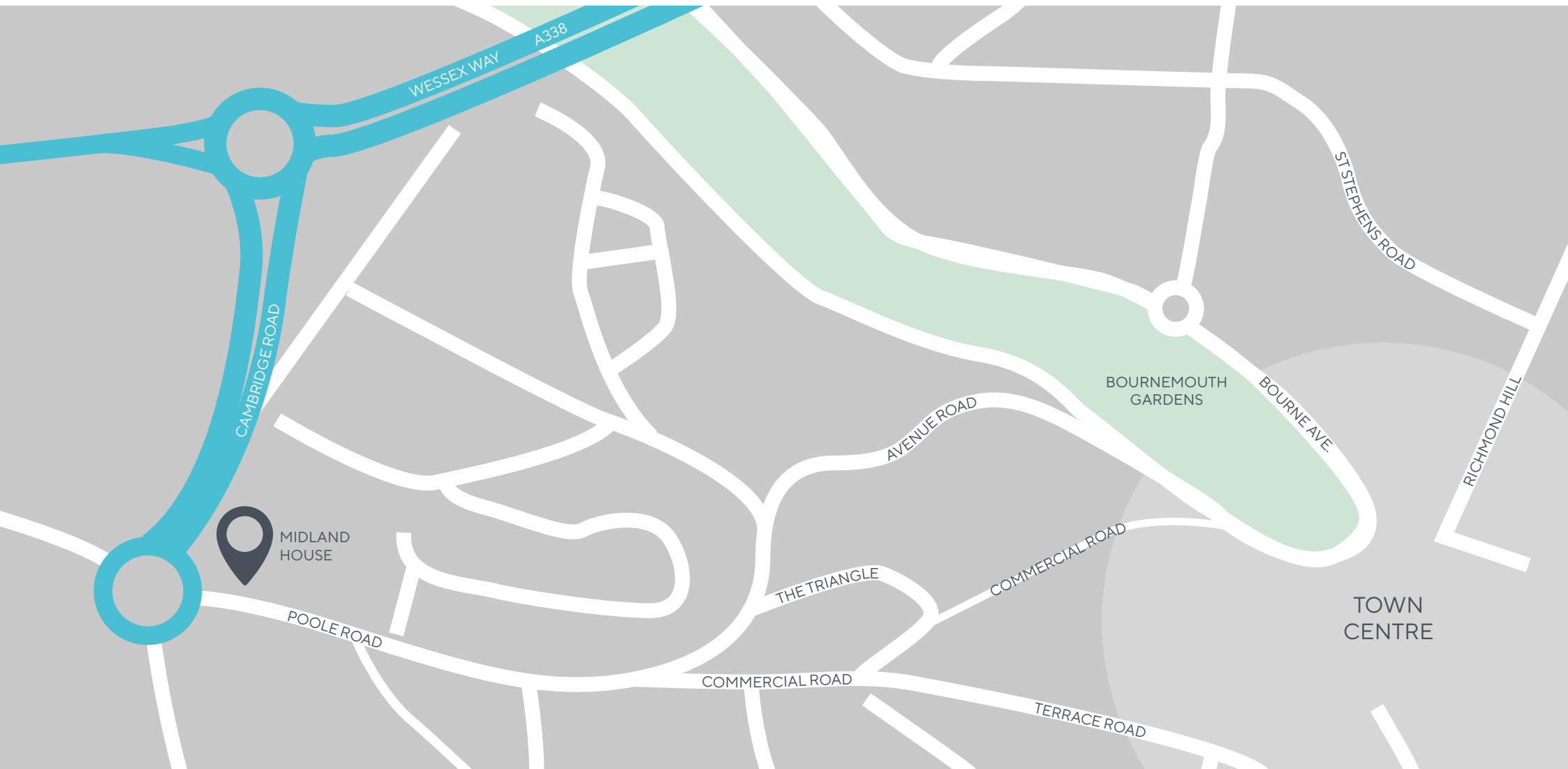


- » First floor
- » 4,803 sq ft
- » Generous reception
- » 2 lifts
- » 13 allocated car-parking spaces plus shared use of 5 visitor spaces
- » Approximately 200m from the A338 Wessex Way
- » Occupiers include Investec, Saffery Champness and Tilney
- » **Rent - £86,500 per annum exclusive**



CENTRALLY LOCATED WITH EXCELLENT ACCESS TO THE A338 WESSEX WAY AND THE TOWN CENTRE'S RETAIL AND LEISURE FACILITIES

Midland House is situated on the corner of Cambridge Road and Poole Road on the western side of Bournemouth Town Centre. This is a highly accessible location, approximately 200m from the A338 Wessex Way and approximately 400m from the retail/leisure facilities in Commercial Road.





DESCRIPTION

Midland House is an impressive five storey office building situated in a highly visible position. The building provides Grade A accommodation with impressive communal areas and landscaped grounds and is occupied by major companies including **Investec**, **Saffery Champness** and **Tilney**.

The first floor provides exceptional Grade A accommodation with the following features:-

- » Suspended ceilings with inset LED lighting
- » Air conditioning
- » High quality finishes throughout
- » 13 allocated car spaces with shared use of the visitor spaces
- » Communal male, female and disabled cloakrooms and shower facilities



FLOOR AREA

The first floor extends to approximately 4,803 sq ft.

LEASE

Available by way of a new full repairing and insuring lease, incorporating upward only open market rent reviews.

RENT

£86,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and grounds. Interested parties are advised to make further enquiries.

RATEABLE VALUE

Offices - £45,000 (from 1.4.17)
Parking spaces - £4,000 (from 1.4.17)

Note:- The assessment only includes 10 car-parking spaces, but the first floor is allocated 13 spaces.

LEGAL COSTS

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

EPC RATING

C - 73

VIEWINGS

Strictly by prior appointment through the joint sole agents, Goadsby or CBRE, through whom all negotiations must be conducted.



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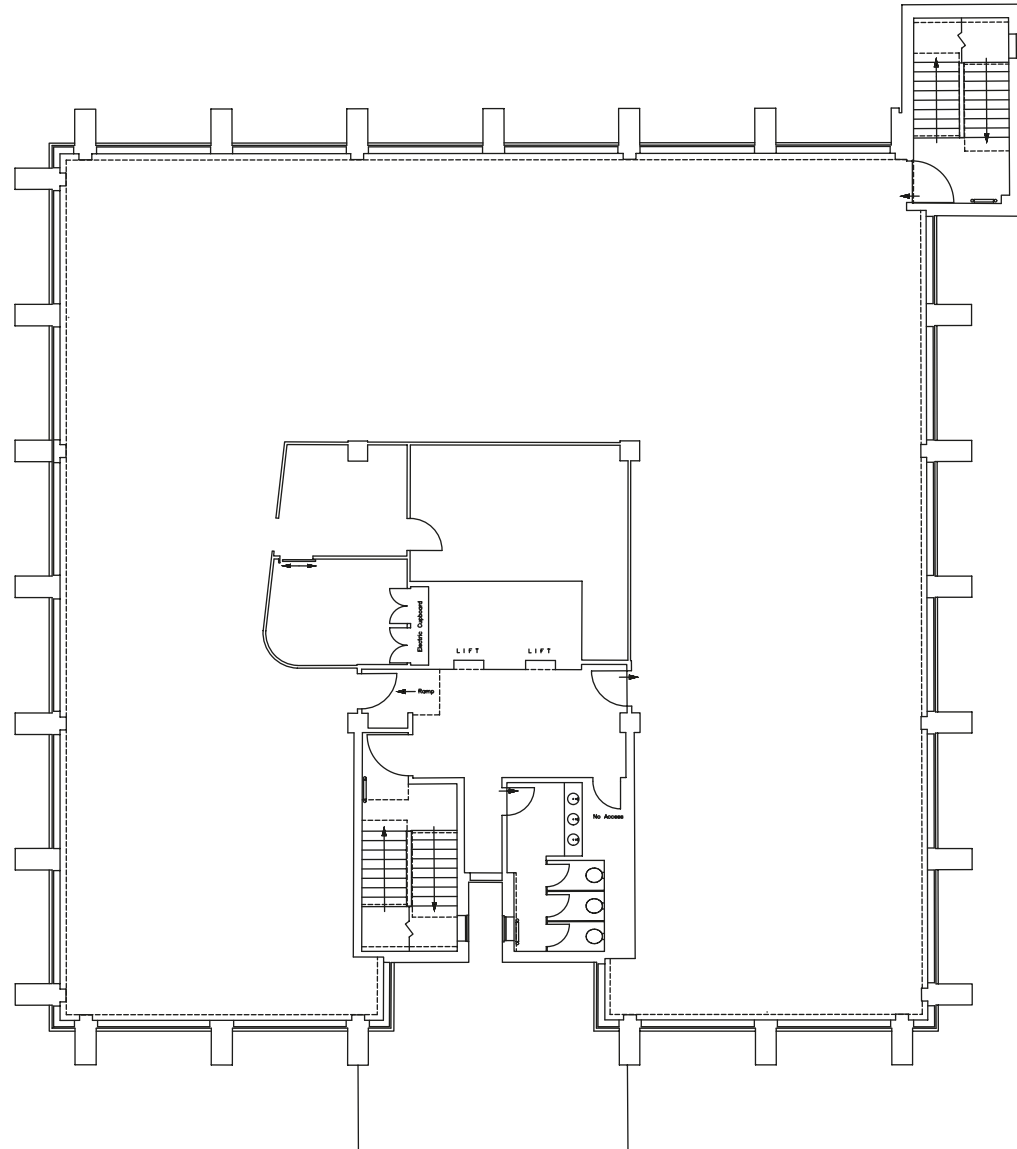
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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DO NOT SCALE
ILLUSTRATION ONLY