



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## **UNIT 3 STRATFIELD SAYE 20 WELLINGTON ROAD BOURNEMOUTH BH8 8JN**



### **Second Floor Office Suite TO LET**

- Flexible terms
- Two parking space
- Total area: 664 sq.ft. (61.68 sq.m.) approx.

**Available on a new  
lease at  
£1,000 pcm**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Straffield Saye is a modern development of 8 self contained office units located just off Wellington Road behind the Royal Mail sorting offices and close to the towns main railway station. The Parkway Retail Park with a Lidl Supermarket and the shops on Holdenhurst Road are all within the vicinity.

The main A338 Wessex Way is only one minute drive away providing excellent road communications to the motorway network via the A31, M27 and M3.

The subject premises comprise an office which is situated on the second floor.

## ACCOMMODATION

Total area: 664 sq.ft. (61.68 sq.m.)

Communal Kitchen and WC

Two parking space

The premises benefit from gas central heating, double glazing, portaphone entry system glazed partitioned meeting room and is fully carpeted.

## RATEABLE VALUE - £5,200

From 1<sup>st</sup> April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## TENURE

Available on a new lease with terms to be negotiated at a rental of £12,000 per annum plus share of utilities

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

## PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

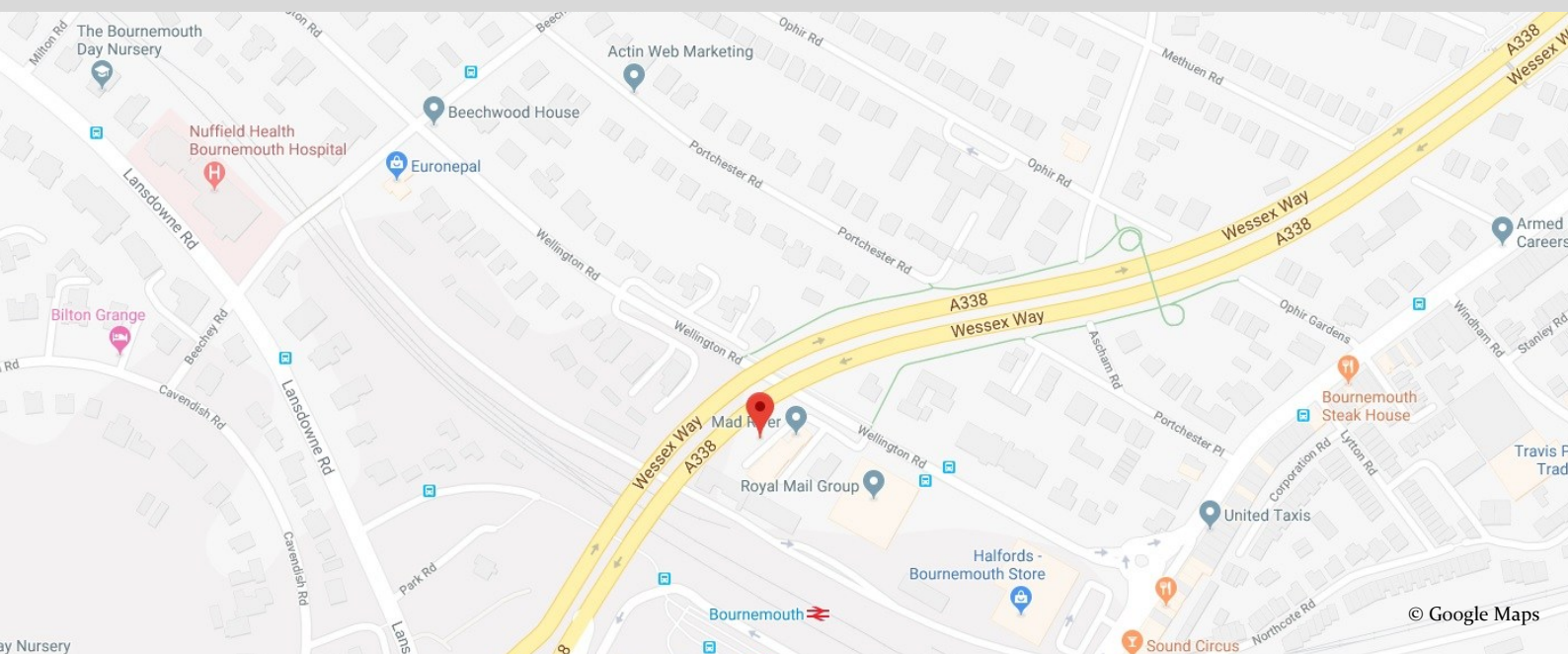
## EPC Rating - C

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)



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