

# MODERN OFFICE ACCOMMODATION **TO LET**

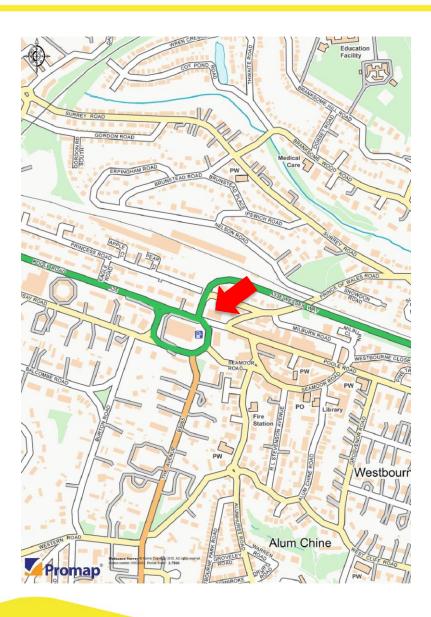


2,917 - 9,814 sq.ft (270.95 - 911.73 sq.m)

#### **KEY FEATURES**

- Prominent landmark building
- Good car parking
- Visitor parking
- Lift to all floors
- Communal reception

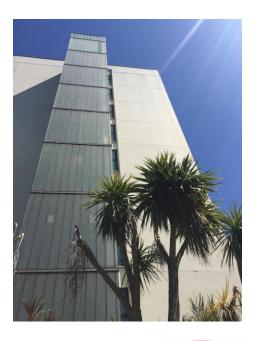




#### **LOCATION**

County Gates House is a prominent landmark building fronting the Wessex Way, Poole Road and the Liverpool Victoria roundabout.

The Wessex Way leads directly to the A338/A31 dual carriageways providing access to the M3 and M27 beyond. The building is on a main bus route and is approximately 3.5 miles from Bournemouth railway station providing regular services to London Waterloo. The property is situated in Westbourne, a busy suburb of Bournemouth approximately 1 mile to the west of Bournemouth Town Centre and approximately 4 miles to the east of Poole Town Centre.





#### **DESCRIPTION**

County Gates House was substantially refurbished in late 2006/early 2007 including an impressive entrance and reception area attracting tenants including Barclays Bank and Liverpool Victoria. The office accommodation is accessed via a communal reception area. The communal areas offer male and female toilets and two passenger lifts.

The office suites are available either together or on a floor by floor basis.

The ground floor is to be fully refurbished.

The 5th floor is mainly open plan with a raised floor providing floor boxes and perimeter trunking in parts. The space has a variety of lighting ranging from recessed, Cat II and spot lighting. Heating and cooling is provided via a cool bar and perimeter radiators.

The majority of the 6th floor is currently fitted out as individual offices/meeting and classrooms. The lighting is predominantly Cat II and the heating/cooling is provided from cassettes.

There is car parking to the rear and spaces within the under croft of the ground floor.

#### **SCHEDULE OF AREAS** (APPROX.IPMS3)

Sq ft	Sq m
2,917	270.95
4,669	433.76
UNDER OFFER	
7,586	704.76
	2,917 4,669 UNDER OFFER

The offices have been measured in accordance with the International Property Measuring Standard (IPMS3) May 2015.

#### **SPECIFICATION**

- Prominent location
- Manned reception
- Secure car parking
- Lift facilities
- Ground Floor 6 car parking spaces
- 5<sup>th</sup> Floor 10 car parking spaces



#### **TERMS**

Available on a new full repairing and insuring lease on terms to be agreed.

The rent is quoted exclusive of business rates, VAT, service charge and insurance premium, payable quarterly in advance.

#### **RENT**

£17.00 per sq.ft, per annum, exclusive of rates, VAT and service charge.

#### **PARKING**

Allocated parking spaces.

#### **EPC RATING**

Energy Performance Rating: C-58

Reference Number: 0910-0531-4990-3498-0002

#### **BUSINESS RATES**

We are advised by the Valuation Office Agency website www.voa.gov.uk that the rateable values are as follows: -

Ground Floor To be assessed

5th Floor £47,000 6th Floor £46,750

However, we would advise an interested party to confirm the accuracy of this information.

#### **LEGAL COSTS**

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

#### **SERVICES**

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



#### **VIEWING**

Strictly by appointment through the sole agents below.

#### **CONTACTS**

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### Subject to Contract November 2019

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