

## To Let

### Attractive, High Quality Offices with Easy Parking

**Unit 10  
The Axiom Centre  
Lytchett Matravers  
Poole  
BH16 6FE**



#### LOCATION

The Axiom Centre is located to the west of Poole town centre fronting the A35, approximately half a mile west of the Bakers Arms Roundabout.

The part dual carriageway A 35 provides connections westwards towards Dorchester and Weymouth and ultimately connects to the A31 dual carriageway to the north east which leads to the M27/M3 motorway networks.

#### DESCRIPTION

The Axiom Centre which was constructed in 2008, is an attractive development of high-quality office buildings occupying a landscaped rural type setting and yet with easy access to the Bournemouth / Poole conurbation.

The development, which enjoys controlled access arrangements with entry phone system linking to the various office buildings, plays host to a variety of professional businesses.

These include a chiropractic clinic, dental practice, two firms of accountants, an architect's practice, a construction company and also Stone Audio the high-end Hi-Fi and home cinemas specialists.

#### ACCOMMODATION

The premises are open plan and have a spacious feel.

Internally they measure 40'7" (12.37m) x 25'2" (7.67m) overall and offer:

**Gross Internal Area: 1,030 sq ft (95.72 sq m)**

They feature:

Carpeted flooring

Air conditioning

Feature lighting

Accessible WC

Kitchenette area with stainless steel sink unit

Fire and security alarm systems

Door entry phone system linked to the gated entrance

Generous floor to ceiling height

Parking for 3 cars.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£12,500** per annum, exclusive.

The lease will incorporate upwards only rent reviews every three years.

## SERVICE CHARGE

The premises are liable for a service charge in respect of the repair and maintenance of the estate, landscaping and common areas to include common lighting and security etc.

We are advised that this also includes the decoration of the external parts of the windows and doors of the premises.

We are advised that the service charge payable in respect of the property is currently in the order of £275 per quarter.

## RATES

According to the VOA website the assessment for this property is stated as:

Offices and Premises, Rateable Value: £14,750

The small business multiplier for the year ending 31<sup>st</sup> March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,001 to £15,000, eligible occupiers should qualify for Small Business Rates Relief whereby the rate will go down gradually from 100% to 0%

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:  
<https://www.gov.uk/introduction-to-business-rates>

## 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.

## LEGAL COSTS

The in-going tenant is to bear the landlord's reasonable legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating B (47).

Full EPC available for viewing on our website.

## VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

## CONTACT

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[patrick@williscommercial.co.uk](mailto:patrick@williscommercial.co.uk)

## NOTE:

We are also marketing the adjoining unit (11) which could potentially be linked to Unit 10 in order to meet occupier's needs.

Further details are available from the agents.

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