

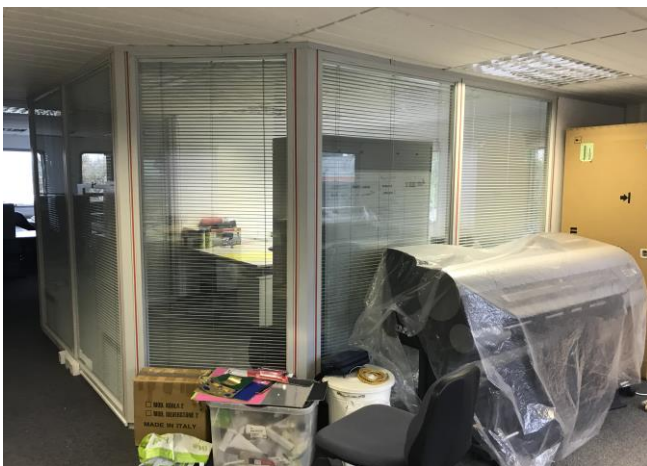
TO LET

GROUND FLOOR OFFICES WITH CONTAINER UNIT

The Business Box
Unit J Elliott Road
West Howe Ind Estate
Bournemouth
BH11 8JR

607 sq ft plus (160 sq ft) container storage

£10,800 per annum inclusive



LOCATION

West Howe Industrial Estate is a small industrial estate situated on the north western side of Bournemouth, close to the administrative boundary with Poole. The estate benefits good road links to the regional motorway system to the north east via the A338 and in a south westerly direction to Poole Port.

ACCOMMODATION

The ground floor accommodation is arranged as three offices. Access to the office is shared and the specification includes:-

- ❖ Door entry system
- ❖ Carpeted
- ❖ Window blinds
- ❖ Perimeter trunking
- ❖ Air conditioning
- ❖ Shared WC and wash facilities
- ❖ Shared kitchen facilities
- ❖ On site car parking for 2 cars
- ❖ Container storage of 160 sq ft

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.



TENURE

£10,800 per annum inclusive of heating, lighting and insurance plus VAT. The length of the lease will be determined by negotiation.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Awaiting details.

BUSINESS RATES (source: www.voa.gov)

To be assessed



ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steve Chiari
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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.