

TO LET

MERCHANTS HOUSE

POOLE

BH15 1PH

LANDMARK TOWN CENTRE
GRADE A OFFICE BUILDING

16,918 sq ft (1,572 sq m)



KEY BENEFITS

- Under going comprehensive refurbishment to provide Grade A accommodation
- Excellent onsite parking (66 marked spaces)
- Close to all town centre facilities
- Views over Holes Bay (Poole Harbour)
- Situated opposite Poole railway station



LOCATION

Merchants House is a five storey office building occupying a prime landmark position within Poole Town Centre. The property benefits from:-

- Very prominent location.
- Direct access from Holes Bay Road dual carriage way (A350).
- Close to all town centre facilities including Dolphin Shopping Centre and Poole Quay.



CONTACT US

Emma Lockey

Associate Director
+44 23 8020 6312
Emma.lockey@cbre.com
CBRE Ltd, Southampton

Jonathan Sibbett

Director
+44 77 6828 7222
Jonathan@sibbettgregory.com
Sibbett Gregory, Poole

Nick Tutton

Director
+44 23 8020 6313
Nick.tutton@cbre.com
CBRE Ltd, Southampton

TO LET MERCHANTS HOUSE

POOLE
BH15 1PH



DESCRIPTION

The property provides an excellent parking ratio with 66 onsite marked parking spaces below and around the building. Access to the car park via control barrier from Vanguard Road.

The specification includes:-

- Ground floor reception area with disabled w.c. facilities and two showers.
- Lift access to first, second and third floors.
- Male and female toilets at first, second and third floor levels.
- Combined air conditioning and heating system.
- Raised access floors within main office areas.
- Double glazed windows.
- Carpeted within main office areas.



ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground Floor Reception		
First floor - Open plan office	484.00	5,209
Second Floor - Open plan office	484.00	5,209
Third Floor - Open plan office	485.00	5,220
Fourth Floor - Open plan office	119.00	1,280
TOTAL APPROX NET INTERNAL FLOOR AREA	1,572	16,918



CONTACT US

Emma Lockey

Associate Director
+44 23 8020 6312
Emma.lockey@cbre.com
CBRE Ltd, Southampton

Jonathan Sibbett

Director
+44 77 6828 7222
Jonathan@sibbettgregory.com
Sibbett Gregory, Poole

Nick Tutton

Director
+44 23 8020 6313
Nick.tutton@cbre.com
CBRE Ltd, Southampton



RENT

On application.



TERMS

Available July 2019.

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease to incorporate 5 yearly upwards only rent reviews.



RATEABLE VALUE

The VOA website shows a rateable value of £187,000 within the 2017 rating list. Rates payable will be calculated using the current multiplier.



3D visualisation of proposed entrance lobby

DISCLAIMER: CBRE LIMITED

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

www.cbre.co.uk

www.cbre.co.uk/southampton

CBRE