



## To Let

### Quality Town Centre Office Suites available on Fully Inclusive Easy Terms

**Suites 3, 4 & 5  
Communications House  
23D West Street  
Wimborne Minster  
BH21 1JS**



#### LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

Wimborne is a relatively affluent town which features a vibrant mixture of local and national retailers, bars & cafes together with a broad variety of professional services providers.

Communications House is centrally located within the town a short distance from The Square and directly opposite the 100 space King Street Pay and Display Car Park.

#### DESCRIPTION

Communications House is a two-storey office building which provides a small number of high quality, characterful office suites available on easy, fully inclusive terms.

Occupiers benefit from a communal reception room together with shared kitchen and well-presented male and female cloakrooms.

The various office suites benefit from, we are advised, separate high-speed BT fibre-optic broadband lines for voice and data.

Suites 3 and 4 each have the benefit of a car parking space.

Suites 3 and 5 have carpeting with Suite 4 having easy clean laminate flooring.

#### ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

##### First Floor Suite 3: (double aspect)

16'9" x 16'9" overall (5.10 m x 5.10 m)

**280 sq ft (26.02 sq m)**

##### First Floor Suite 4:

18'3" x 14'4" overall (5.56m x 4.36m)

**237 sq ft (22.0 sq m)**

incorporating walk in storage cupboard.

##### First Floor Suite 5:

10'9" x 10'5" overall (3.28 m x 3.18 m)

**110 sq ft (10.22 sq m)**

tel: **01202 887555** web: **www.williscommercial.co.uk**

Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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 suites are available to let for a minimum term of 6 months at the following rents:

**First Floor Suite 3: £700 per calendar month**

**First Floor Suite 4: £575 per calendar month**

**First Floor Suite 5: £300 per calendar month**

Rents are inclusive of maintenance, buildings insurance, cleaning of common parts, heat, light, broadband and Uniform Business Rates

**NB: Suites 3 and 4 each have the benefit of a car parking space.**

**NB:** The tenants will be liable for the costs associated with their own contents' insurance and the cleaning of their individual suites.

## 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

Each part to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (100).

Full EPC available for viewing on our website.

## VIEWING

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

## CONTACT

Patrick Willis – 01202 887555

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

Suite 3



Suite 3



Suite 4



Suite 4



Suite 5



Suite 4 (storage cupboard)



Communal reception room



Suite 5



Parking (suites 3 & 4)

