

## To Let

### Spacious & Comfortable Offices with 6 Parking Spaces

**The Phoenix Centre  
God's Blessing Lane  
Holt  
Wimborne Minster  
Dorset  
BH21 7DF**



#### LOCATION

The Phoenix Centre is located some 3 miles north of the attractive East Dorset market town of Wimborne Minster and is pleasantly situated within the Stewarts Garden Centre Complex at the junction of God's Blessing Lane and Harts Lane.

The offices are well located for access to the A31 which is approximately two miles distant.

This in turn gives easy access to the west and also the east where it links to the M27.

#### DESCRIPTION

The Phoenix Centre provides modern office accommodation alongside our client's renowned and expanding Stewarts Garden Centre which offers extensive retail facilities along with a large café.

The garden centre is currently enjoying significant investment and will shortly be launching a new educational facility alongside a vast newly constructed 9,000 square metre glass house.

The available office suite is located on the first floor of The Phoenix Centre and provides attractive self-contained accommodation currently arranged to provide spacious main and secondary offices together with a generously sized staffroom plus male, female and accessible WC's.

The main and secondary offices are divided by a good quality stud partitioned wall which could be removed if required to provide one large open plan suite.

The accommodation benefits from good natural light, double glazed windows with blinds, oil fired central heating, carpet tiled flooring, air conditioning, a suspended acoustic tiled ceiling with Cat 11 lighting and, we are advised, fibre broadband.

#### ACCOMMODATION

##### Ground floor:

Entrance Hall (shared with one other occupier) featuring a wide staircase with chair lift.

##### First Floor:

Landing:

Main Office (max): 37'5" (11.41 m) x 21'6" (6.55 m)

Net Useable Area: 800 sq ft (74.35 sq m)

Office 2: 21'6" (6.55 m) x 19'1" (5.82 m)

Net Useable Area: 406 sq ft (37.37 sq m)

##### TOTAL NET OFFICE AREA: 1,206 sq ft (112 sq m)

Staff Room & Kitchen: 218 sq ft (20.26 sq m)

##### Ladies Cloakroom

2 x WC's, wash basin and electric hand dryer.

tel: **01202 887555** web: [www.williscommercial.co.uk](http://www.williscommercial.co.uk)

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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.

### Gentlemen's Cloakroom

2 x WC's, 2 x urinals, 2 wash basins and electric hand dryers

### Accessible Cloakroom

WC, wash basin and electric hand dryer.

### OUTSIDE:

6 dedicated car parking spaces.

### TERMS

The premises are available by way of a new internal repairing and insuring lease for a term of 3-5 years (to be agreed) at a rent of £15,600 per annum, exclusive (payable at £1,300 per calendar month in advance).

The rent will be inclusive of Uniform Business Rates, water rates and Buildings Insurance cover but exclusive of utilities (electricity & oil – serving the heating system) and the tenant's contents and public liability insurance.

**NB:** In the event of a lease term longer than 3 years then the rent will be subject to upwards only review on the third anniversary of the term commencement date.

### RENT DEPOSIT:

The tenant will need to lodge a suitable rent deposit with the landlords to be held throughout the lease term

### LANDLORD AND TENANT ACT 1954

The lease will exclude sections 24-28 (inclusive) of Part II of the Landlord and Tenant Act 1954

### FINANCE ACT 1989

We are advised that the rent **will not** attract Value Added Tax.

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (92).

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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