

TO LET

HIGH QUALITY OFFICES WITH CAR PARKING

Ground Floor
4C New Fields
Stinsford Road
Poole, BH17 0NF

3,430 sq ft (318.65 sq m) approx.

**£39,000 per annum exclusive
(£11.37 psf)**



- ◆ Prominent main road location
- ◆ High quality
- ◆ Totally self-contained
- ◆ 14 on site car spaces
- ◆ ONLY £11.37 p.s.f.
- ◆ Fully DDA Compliant

LOCATION

The property occupies a prominent location on this popular, established business park, constructed in 1993 on the edge of Nuffield Industrial Estate in Poole.

New Fields is situated at the junction of Stinsford Road and Hatchpond Road and is approx. 2.5 miles from Poole Town Centre.

There are good amenities for staff within 15 minutes walk including Lidl, Greggs, Starbucks, Travelodge, Tesco and Burger King and the property is on a main bus route.

SPECIFICATION

Features include:-

- Carpets throughout
- Access flooring
- Suspended ceilings
- Recessed lighting
- Gas central heating
- Fitted kitchen & appliances
- Comfort cooling/air conditioning
- Shower/WC facilities
- 14 car spaces
- Dual access

TENURE

The accommodation is offered by way of a new lease, terms to be agreed at a commencing rent of only **£39,000** per annum exclusive (£11.37 psf). The lease to be drawn on a full repairing and insuring basis by way of a service charge (approx. £3.78 psf).

Quoted rent is exclusive of VAT

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.

SERVICES

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

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £47,500 (From April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (75).

The full EPC and recommendations report are available on request.

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.

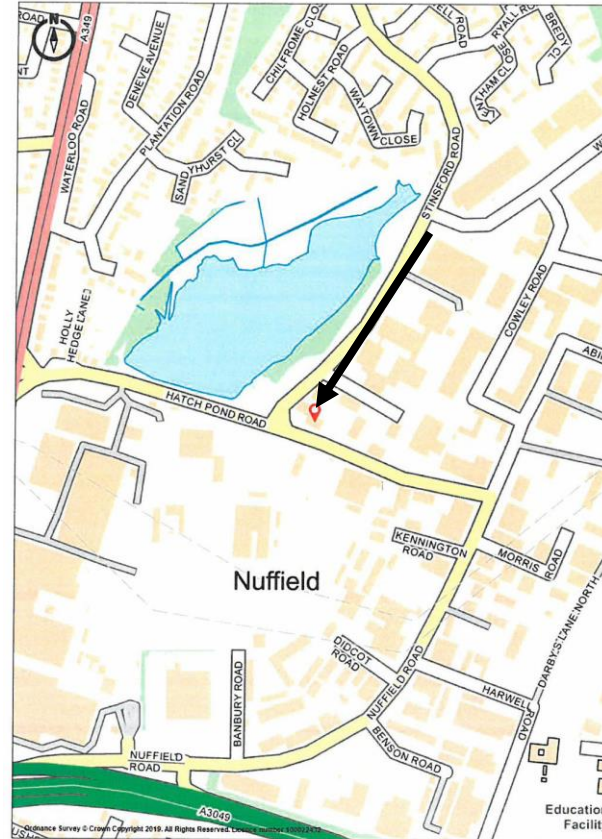
VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-

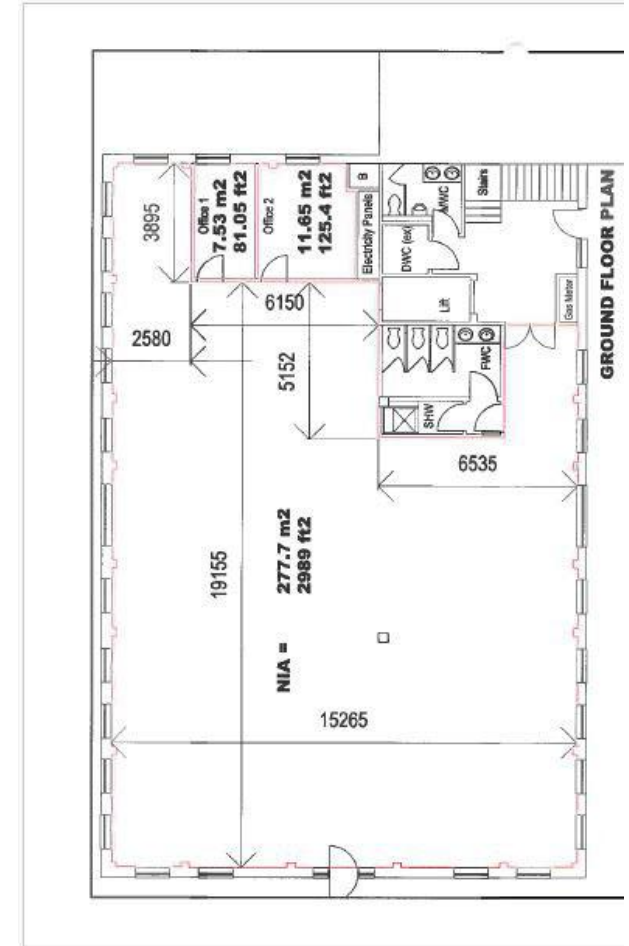


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