

40-42 High Street
Poole
Dorset
BH15 1BT



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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

Occupying a prominent position in the heart of Poole's historic Old Town, this impressive Grade II listed Georgian property is being comprehensively refurbished to provide a blend of period character and modern office accommodation.

Set behind a striking façade with tall arched sash windows, the property features a grand communal entrance hall and sweeping staircase, with beautifully retained architectural detail including original panelling, ornate cornicing and feature fireplaces. The interior has been sensitively modernised throughout and benefits from carpeting, gas-fired central heating, and air-conditioning to selected suites.

A variety of office solutions are available — from individual desks and small managed suites through to self-contained floors. Several suites enjoy high ceilings, large windows and excellent natural light, while others offer more contemporary open-plan space with meeting rooms, breakout areas and data cabling already in situ.

Tenants have access to shared boardroom facilities, kitchenettes and well-maintained communal areas, creating a flexible and collaborative working environment that appeals to both established firms and growing creative businesses alike.

Located within Poole's vibrant Old Town, the property is surrounded by an excellent mix of cafés, restaurants and amenities, and is within walking distance of the High Street, Poole Quay and the mainline railway station.

RENT

Pricing available from agents depending on space requirements.

BUSINESS RATES

To be separately assessed in current configuration although we would expect most suites to fall below the threshold for full small business rates relief.

PLANNING

We understand that the unit has planning consent for Class E - Commercial.

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 123456) with respect to authorised use of the property and their proposed use.

FINANCE ACT 1989

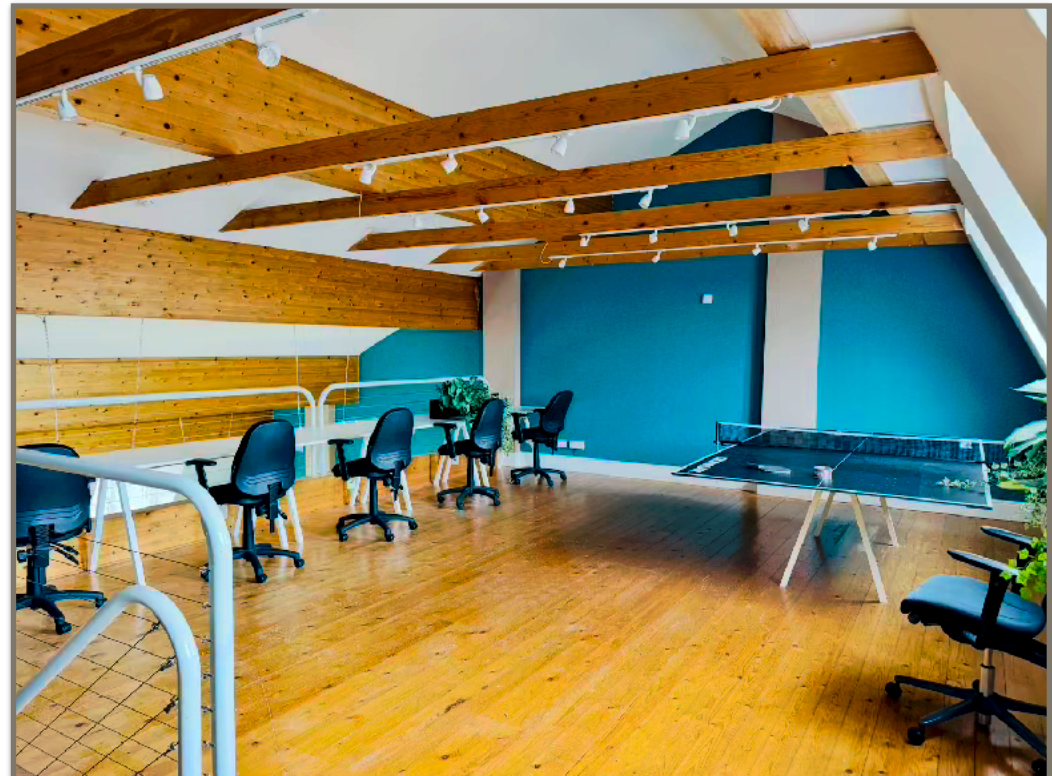
Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.





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