

TO LET

QUALITY OFFICE

at

Suite 13
First Floor
Tayfield House
38 Poole Road
Westbourne
BH4 9DW

- ◆ Well located enjoying excellent access to Wessex Way and a very short walk to Westbourne shopping centre.
- ◆ Most attractive purpose built office building
- ◆ 237 sq ft office
- ◆ One designated car space
- ◆ Fully inclusive rents of £550 pcm
- ◆ Minimum one year term.



LOCATION

Tayfield House occupies a strategic location at the eastern end of Westbourne and enjoys excellent access to the Wessex Way (A338) and easy access to the whole Bournemouth, Poole, Christchurch conurbation.

As well as one designated on-site car space there are a number of Local Authority car parks and on-street car parking within the immediate vicinity.

ACCOMMODATION

Tayfield House has a secure entrance with door entry system to all offices.

First Floor
Office – 237 sq ft

Shared use of ladies and gents cloakrooms and kitchen facilities.

SERVICES

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

TERMS

Offered on Licence 1 year minimum term at:

£550 per calendar month

Plus VAT, payable monthly in advance and fully inclusive*.

*To exclude only IT / telecoms and office cleaning.

A one month rent deposit will be required.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D

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 sole agents:-



Stephen Chiari
stevec@nettsawyer.co.uk
01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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.