

TO LET

FIRST FLOOR OFFICE SUITE WITH CAR PARKING

Suite 5
Haviland House
17 Cobham Road
Ferndown
BH21 7PE

1,278 sq ft (119 sq m)

Rent: £19,500 plus VAT per annum exclusive



LOCATION

The property is prominently situated fronting Cobham Road, the arterial road running through the Ferndown Industrial Estate with direct access onto the A31.

The A31 provides dual carriageway access to the M27/ motorway network beyond and A338 in the east and single carriageway access to Wimborne and the A35 in the west.

DESCRIPTION

Haviland House is a detached three storey office building benefiting from clad elevations and double glazed windows.

Suite 5 is on the first floor of this multi-tenanted building accessed via a communal entrance on the ground floor.

Features include:-

- ❖ Open plan office with partitioned meeting room and three cellular offices.
- ❖ Suspended ceilings with integral lighting
- ❖ Carpeting
- ❖ Heating / cooling cassettes
- ❖ Teapoint / restroom
- ❖ WC facilities
- ❖ 5 Allocated car parking spaces
- ❖ Office furniture in situ can remain or be removed.

TENURE

The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.

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.

RENT

£19,500 plus VAT per annum exclusive of business rates, service charge, insurance premium and all other outgoings.



SERVICE CHARGE

A service charge is levied in respect of the upkeep, management and maintenance of common parts within the building and Business Park including building insurance and water. We have been advised by our client the current service charge budget is £3,800 + VAT per annum exclusive payable quarterly in advance for Suite 5.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band A (23)

The full EPC and recommendations report is available on request.

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

Rateable Value Office: £12,250 (1 April 2023 to present)

Rateable Value Car Parking: £200 (1 April 2023 to present)
The assessment includes 2 of the 5 allocated parking spaces

LEGAL COSTS

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

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 Joint Sole agents:-

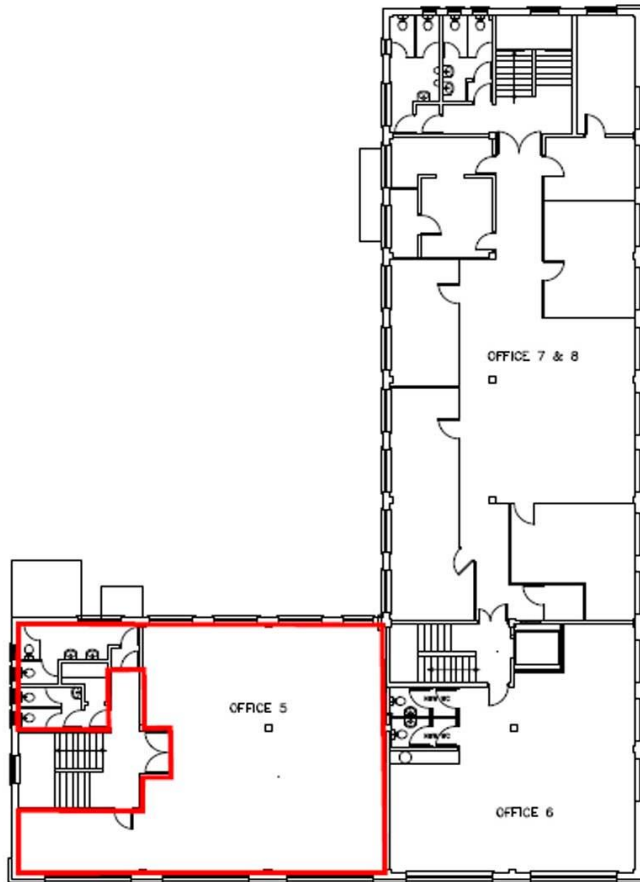


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CODE FOR LEASING BUSINESS PREMISES

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](#)



FIRST FLOOR



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