



To Let

## Seaforth House, 176 Bournemouth Road, Parkstone, Poole, BH14 9HA

Self-contained, two storey office building in a prominent location

- Approx. 100.9 sq m (1,086 sq ft)
- Parking for approx. 4 cars
- £15,000 per annum exclusive
- Prominent frontage to Bournemouth Road
- Immediately available
- New lease to be agreed

# Seaforth House, 176 Bournemouth Road, Parkstone, Poole, BH14 9HA

## LOCATION

The property occupies a highly prominent location on the corner of Bournemouth Road and Florence Road in Parkstone, Poole. The property has direct frontage to Bournemouth Road.

Bournemouth Road (A35) connects with Commercial Road to the west and Poole Road to the east and therefore provides excellent access to both Poole and Bournemouth town centres. Poole town centre is approx. 2.5 miles distant and Bournemouth town centre is approx. 3 miles distant.

## DESCRIPTION

The property comprises a self-contained, two storey office building with a prominent frontage to Bournemouth Road in Parkstone. The accommodation is arranged as 3 offices on the ground floor with a kitchen and WC and 4 offices on the first floor with a further WC.

The property has a net internal office area of approx. 100.9 sq m (1,086 sq ft).

## ACCOMMODATION

The accommodation comprises the following

Floor/Unit	Sq ft	Sq m	Availability
Ground	498	46.27	Available
1st	588	54.63	Available
<b>Total</b>	<b>1,086</b>	<b>100.90</b>	

## SPECIFICATION

The specification of the property includes the following:-

- Gas fired central heating
- Plastered ceilings
- Surface mounted and inset spot lighting
- Carpeting
- Power and data points
- Perimeter trunking

## TENURE

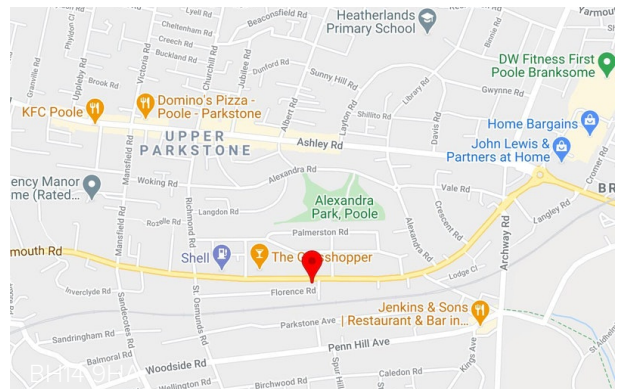
The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

£15,000 per annum exclusive of business rates, service charge and VAT.

## BUSINESS RATES

The property has a rateable value of £8,500.



## SUMMARY

<b>Available Size</b>	1,086 sq ft
<b>Rateable Value</b>	£8,500
<b>EPC Rating</b>	Upon Enquiry

## VIEWING & FURTHER INFORMATION

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