



# Studio/Offices TO LET

NEW LEASE £23,000 p.a.

📍 Suite 8D, The Greenhouse, Mannings Heath Road,  
Poole BH12 4NG



## KEY FEATURES

- First Floor Office
- Ideally located off a major thoroughfare
- 1,302 sq.ft. (121 sq.m)

## ARRANGE A VIEWING

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## SITUATION & DESCRIPTION

The property occupies a prominent position on Mannings Heath Road within Poole's principal employment area, approximately 4 miles north of Poole Town Centre.

Access to the first-floor accommodation is from the rear via a wide external metal staircase directly from the car park.

Mannings Heath Road offers excellent connectivity to the A3049 Dorset Way dual carriageway, forming part of the main east-west route serving the Bournemouth, Christchurch and Poole conurbation.

The property forms part of a substantial two-storey, split-level industrial and office building with brick elevations beneath pitched roof sections. The first floor provides flexible office/studio accommodation suitable for a variety of commercial uses.

The property benefits from shared kitchen facilities and separate ladies' and gents' WCs.

## ACCOMMODATION

Suite 8B 1,302 sq.ft. (121 sq.m.)

- \* Three-phase power
- \* Suspended ceiling
- \* Concrete flooring
- \* Ample power points
- \* 2 parking spaces

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## PLANNING

Class E Use

## EPC RATING -

Band B

## TENURE

Available on a new lease with terms to be negotiated at a rental of £23,000 p.a.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

## SERVICE CHARGE

Included in rent

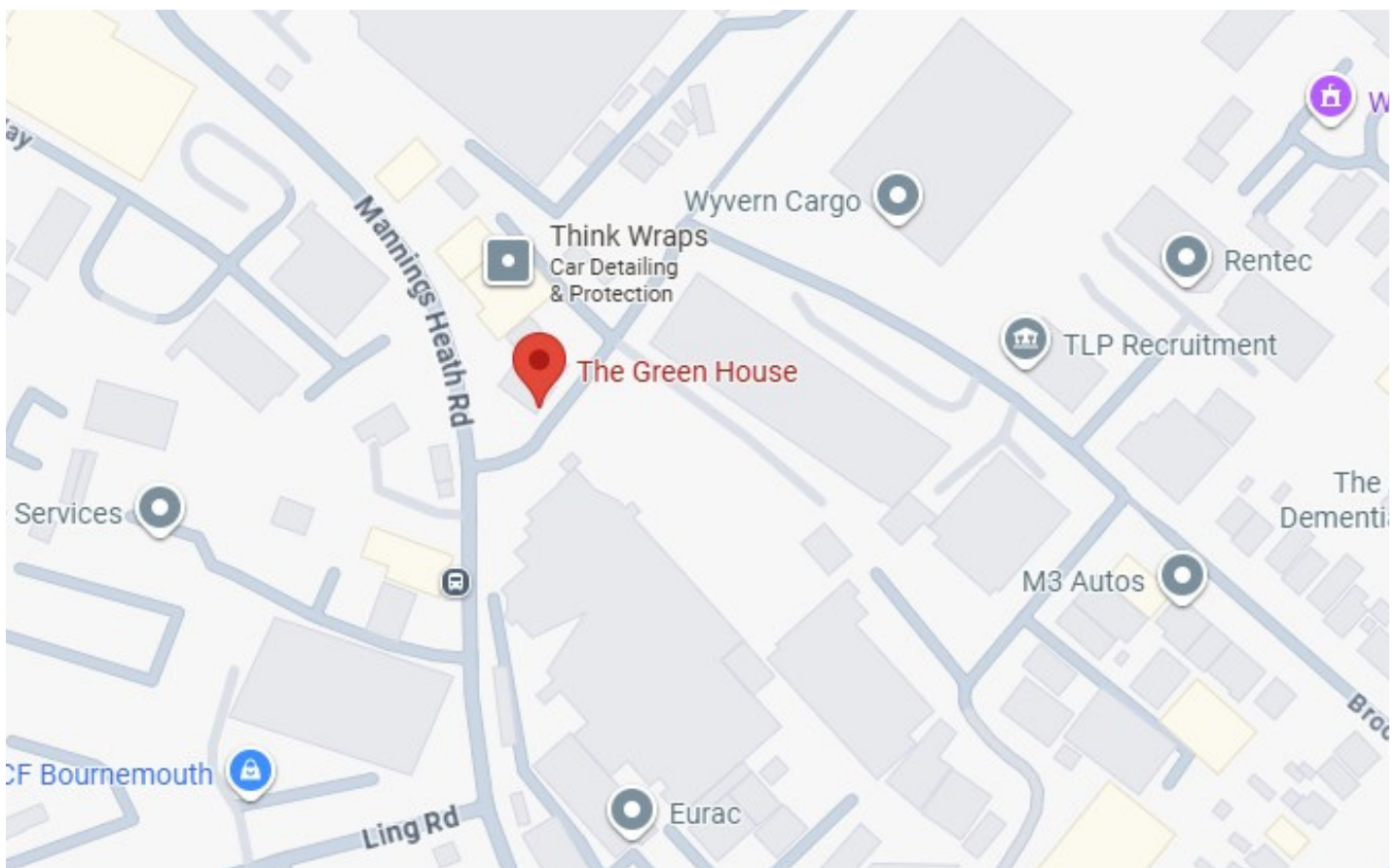
## LEGAL FEES

The incoming tenant will be responsible for their own Legal fees.

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# MAP LOCATION

© Google Maps



## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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