

TO LET UPPER FLOOR OFFICES

VARIOUS SUITES FROM 258 ft² (23.97m²) TO
1,783 ft² (165.65m²)
PERIOD BUILDING IN TOWN CENTRE



**5 NEW ORCHARD
POOLE
BH15 1LY**

LOCATION	The property is situated in a corner position at the junction of Poole High Street and New Orchard, in the lower High Street area of Poole. This area is a semi-pedestrianised location between Poole's historic Old Town and the thriving quayside, and contains a mix of retail, office, residential and restaurant/bar occupiers. Nearby national occupiers include Pizza Express, Sainsbury's Local and Lush.															
DESCRIPTION	The property comprises the two upper floors of the building which has frontage to the High Street and New Orchard. The offices have most recently been utilised by a single occupier but could be split to form smaller suites.															
ACCOMMODATION	The office accommodation is accessed via a separate entrance door from New Orchard.															
FIRST FLOOR	<table border="0"> <tr> <td>Suite 5A</td> <td>446ft² (41.43m²) – NOW LET</td> </tr> <tr> <td>Suite 5B</td> <td>387ft² (35.95m²) - NOW LET</td> </tr> <tr> <td>Total</td> <td>833ft² (77.4m²)</td> </tr> </table> Plus communal kitchen, ladies and gents WC's.	Suite 5A	446ft ² (41.43m ²) – NOW LET	Suite 5B	387ft ² (35.95m ²) - NOW LET	Total	833ft ² (77.4m ²)									
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RATEABLE VALUE	The property is assessed for rating purposes as follows:- <table border="0" style="margin-left: 40px;"> <tr> <td>5A – First Floor – Offices and Premises</td> <td>RV</td> <td>£3000</td> </tr> <tr> <td>5B – First Floor – Offices and Premises</td> <td>RV</td> <td>£3900</td> </tr> <tr> <td>5C – Second Floor – Offices and Premises</td> <td>RV</td> <td>£2750</td> </tr> <tr> <td>5D – Second Floor – Offices and Premises</td> <td>RV</td> <td>£1950</td> </tr> <tr> <td>5E – Second Floor – Offices and Premises</td> <td>RV</td> <td>£1925</td> </tr> </table>	5A – First Floor – Offices and Premises	RV	£3000	5B – First Floor – Offices and Premises	RV	£3900	5C – Second Floor – Offices and Premises	RV	£2750	5D – Second Floor – Offices and Premises	RV	£1950	5E – Second Floor – Offices and Premises	RV	£1925
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LEASE	The premises are available on new full repairing leases for a term to be agreed incorporating rent reviews on a 3-yearly basis.															
RENT	Individual suites are available at £10.00ft ² pa (£107.64m ² pa).															

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable fees incurred in the transaction.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant or Purchaser 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 tenant or purchaser once terms have been agreed.

VIEWING

STRICTLY by appointment through **JAMES & SONS** – Tel: **01202 673131**,
Fax: 01202 660143.
e-mail: properties@jamesandsons.co.uk

IMPORTANT NOTE

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PEOPLE AND PROPERTY SINCE 1873