

Equity Chambers 249 High Street North, Poole, BH15 1DX

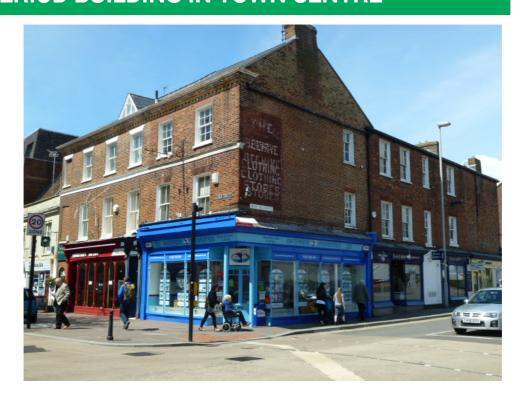
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Regulated by RICS

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 semipedestrianised 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

 $446ft^{2}$ (41.43m²) – **NOW LET** Suite 5A 387ft² (35.95m²) - **NOW LET** Suite 5B

833ft² (77.4m²) Total

Plus communal kitchen, ladies and gents WC's.

SECOND FLOOR

403ft² (37.44m²) – **AVAILABLE FROM AUGUST 2019** Suite 5C 289ft² (26.85m²) – **NOW LET** 258ft² (23.97m²) – **UNDER OFFER** 950ft² (88.2m²) Suite 5D Suite 5E

Total Plus communal ladies and gents WC's.

TOTAL

1783 ft² (165.65 m²)

RATEABLE VALUE

The property is assessed for rating purposes as follows:-

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
5C – Second Floor – Offices and Premises 5D – Second Floor – Offices and Premises	RV RV	£275 £195

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 £7.50ft² pa (£80.73m² 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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