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TO LET BROADSTONE

**FIRST FLOOR OFFICE SUITE
403 SQ FT (37.5 SQ M) APPROX
WITH 3 ALLOCATED PARKING SPACES***



**SUITE 2 SANDALEX HOUSE
183/185 THE BROADWAY
LOWER BLANDFORD ROAD
BROADSTONE BH18 8DH**

CHARTERED SURVEYORS & VALUERS
COMMERCIAL PROPERTY CONSULTANTS

LOCATION

The premises are situated in the middle of The Broadway, the main shopping thoroughfare of Broadstone, which provides a good variety of national as well as local shopping businesses. National occupiers include Costa Coffee, Boots, Tesco Express, Marks & Spencer Foodstore, Lloyds Pharmacy and main banks. Broadstone is situated approximately four miles to the north of Poole Town Centre.

DESCRIPTION

The suite is situated in the front section of the first floor of Sandalex House which benefits from a ground floor entrance door directly from The Broadway. The suite has a bay style window overlooking The Broadway and also has the following features:-

- **Gas Fired Central Heating**
- **Fitted Carpet to Office Areas**
- **Allocated Parking Spaces in private car park (see later note)**
- **Shared Kitchenette and WC's (including disabled)**

ACCOMMODATION

The accommodation with approximate dimensions is as follows:-

GROUND FLOOR

Shared Entrance and Stairs to:

FIRST FLOOR LANDING

Entrance door to

SUITE 2

Front Office	260 ft ²	(24.15m ²)
Maximum Dimensions		4.72m wide (15'6") x 5.28m (17'4")
Rear Office	143 ft ²	(13.29m ²)
Maximum Dimensions		4.75m wide (15'7") x 2.79m (9'2")
Total -	403 ft ²	(37.44m ²)

SHARED FACILITIES:

KITCHENETTE

Modern style integrated sink unit with storage and fitted fridge.

MALE & FEMALE WC's

Modern low level WC's and wash basins.

DISABLED WC

Modern fitted disabled WC and wash basin facilities.

OUTSIDE*

Access to the car park is via a driveway leading alongside of the property. The suite benefits from one allocated space and in addition, two spaces (in tandem) are available on a revocable licence. The licence will only be revoked if part of the car park is compulsorily purchased for a rear service road. Contact Agents for further details.

RATEABLE VALUE

The property is listed on the VO Agency website with a Rateable Value of £4,700 (April 2017). We would recommend interested parties make enquiries of the local authority to verify rates payable and to establish and position in respect of appeals, transitional or small business relief.

LEASE

A new full repairing and insuring lease for a term to be agreed, incorporating three-yearly rent reviews.

SERVICE CHARGE

A service charge will be levied to provide for the cost of utilities (including heating, electricity and water), insurance, management and maintenance of the building on a proportional basis (and cleaning of common parts if required).

RENTAL

£6,250 per annum, exclusive.

SERVICES

The property has communal gas fired central heating included in the service charge.

PLANNING

The property has previously been used for B1 Office use. Interested applicants should make their own enquiries of the local authority as to the suitability of their proposed use.

LOCAL AUTHORITY

Poole Borough Council
Civic Centre
Poole BH15 2RU

EPC

The property has an energy performance rating of Band D. The full Energy Performance Certificate and Recommendations Report are available on request.



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.

IDENTIFICATION

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

VIEWING

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



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