

TO LET HIGH QUALITY OFFICES

WATTS || HOLT
COMMERCIAL AGENTS AND SURVEYORS



First Floor
3 Glenmore Business Park
Holton Heath, BH16 6NL

92 Sq.M. / 992 Sq.Ft.
£10,500 per annum

DESCRIPTION

The property comprises modern office accommodation on the first floor of a two storey business unit. Previously occupied by a high-end house builder the property has been finished in a quality far in-excess of a typical speculative development build.

Accessed by way of private pedestrian entrance, the offices are configured to provide a large open-plan office with two further rooms adjacent.

All mains services are provided and will be separately metered.

Further benefits include:

- Gas Fired Central Heating
- Air Conditioning
- Allocated Parking
- Kitchenette
- Inset LED Downlighting
- Allocate WC Facilities

NB. Existing First Floor Signage will be removed.

RENT

£10,500 per annum Exclusive of VAT, insurance, business rates and service charge where applicable.

LOCATION

Glenmore Business Park is located on the popular Holton Heath Estate, situated to the west of Poole on the A351 Wareham Road. Ideally placed in close proximity to the major road networks to the West as well as the A35 and the motorway networks beyond. The estate benefits from its own train station which lies on the London - Weymouth line.

The unit occupies arguably the most prominent location on the estate, fronting Blackhill Road and benefiting from excellent signage and awareness potential

TENURE

The premises are available to rent by means of a new FRI lease for a term to be agreed.

PLANNING

We understand that the unit has planning consent for B1 (Business)

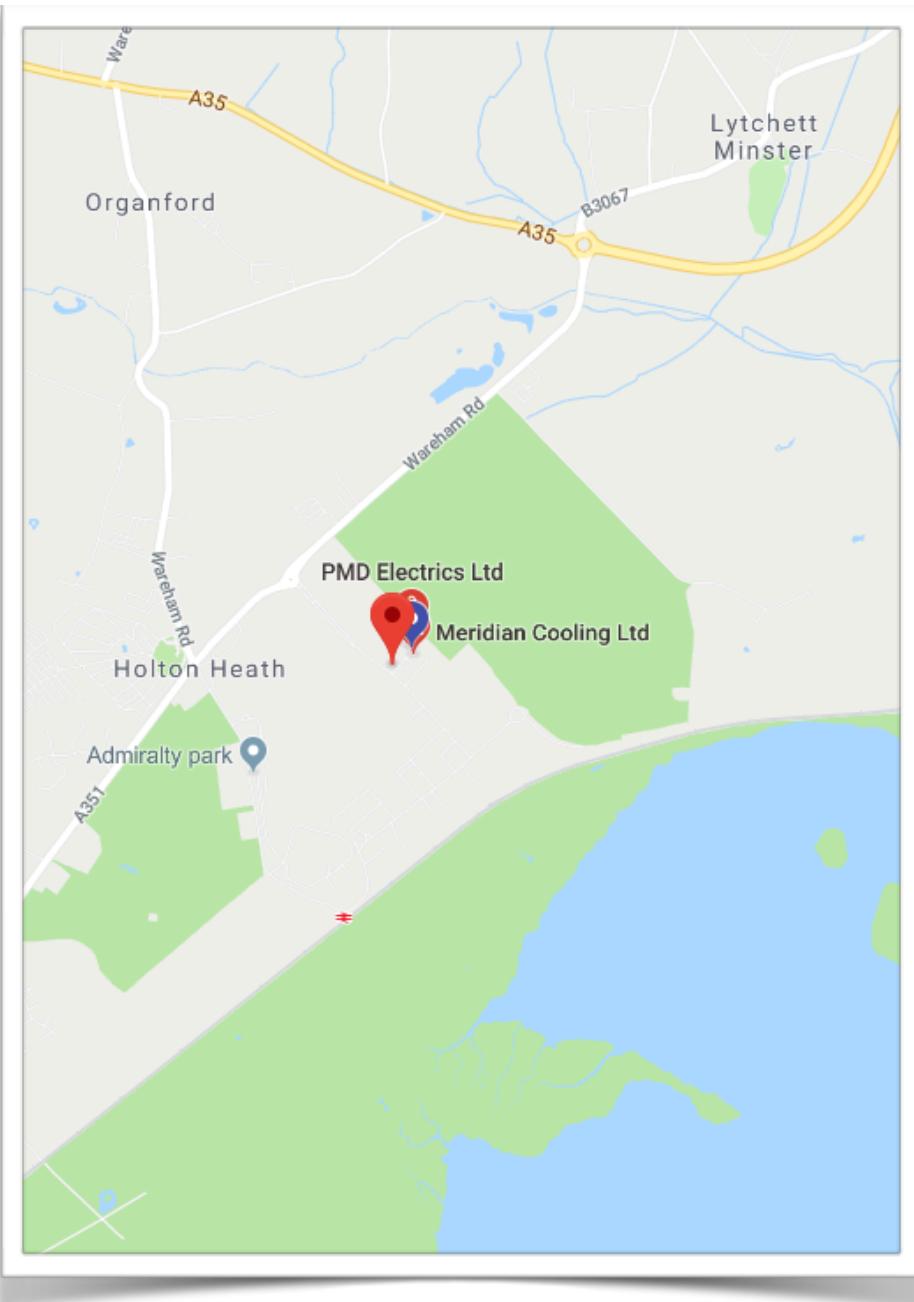
In accordance with our usual practice all interested parties are encouraged to contact Purbeck District Council, planning department (01929 556561) with respect to the authorised use of the property and their proposed use.

EPC

F-144 Full report is available on request although we expect the current rating to be representative of the unit prior to improvement works.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.



Arrange a viewing today

01202 461 586 | hello@wattsholt.com

RATES

We understand that the rateable value is £6,600 per annum. The current standard non - domestic multiplier is 49.3p

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. We would expect there to be no business rates payable for this property during this time

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers or Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties must satisfy themselves as necessary as to the integrity of the premises and condition therein.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

