

32.7 Sq.M.  
(351 Sq.ft.)

3a Springfield Road  
Ashley Cross  
Poole  
BH14 0LG



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## DESCRIPTION

These modern offices provide a rare opportunity in a superbly designed building in the heart of Ashley Cross. Finished to a particularly high standard, the ground floor accommodation is configured to provide two separate rooms with integral kitchen incorporating appliances, separate bathroom plus large storage cupboard underneath the stairs. A well provisioned bathroom with WC, basin and shower is accessed from the hallway.

Great attention to detail has been taken in the property, particularly a number of eco-friendly measures including but not limited to, triple glazed windows, underfloor heating, heat recovery system, air source heat pump, individual room climate control, high levels of natural daylight, extensive insulation and low energy LED lighting throughout.

The unit benefits from access to a rear garden.

Further benefits include:

- Parking with EV Charging
- Porcelain Tiling and carpeting
- Superfast Broadband Available
- Floor mounted sockets for desk location flexibility
- On street parking permits available

## LOCATION

The office is ideally located in close proximity to the green in the centre of Ashley Cross, Poole. This lively and sought after location benefits from a number of shops, restaurants and other service providers. The property offers easy access to Poole, Bournemouth and the major road networks beyond. Parkstone Train Station, on the main London to Weymouth line, is less than 200m away

## TENURE

The premises are available to rent by way of a new law society lease for a term to be agreed.

## PRICE/RENT

**£17,400** per annum to include heating, water and electricity. Rent is exclusive of VAT, buildings insurance and business rates.

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# Energy Performance Certificate

Non-Domestic Building

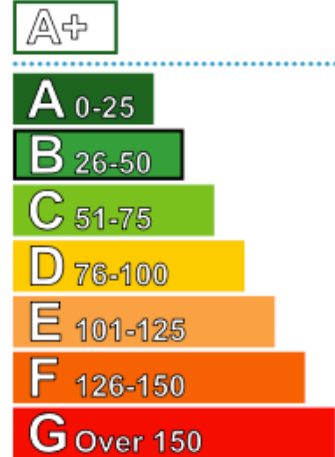
3a Springfield Road  
POOLE  
BH14 0LG

Certificate Reference Number:  
9690-3036-0067-0200-6995

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient



49 This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	93
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	63.35
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:	
25	If newly built
72	If typical of the existing stock

## PLANNING

We understand that the unit has planning consent for class B1 Business use.

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 633633) with respect to authorised use of the property and their proposed use.

## LEGAL COSTS

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

## FINANCE ACT 1989

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

## BUSINESS RATES

The VOA website confirms a rateable value of £3,350 and the current small business rate multiplier is 49.1p

Eligible occupiers will likely 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). Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

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>

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

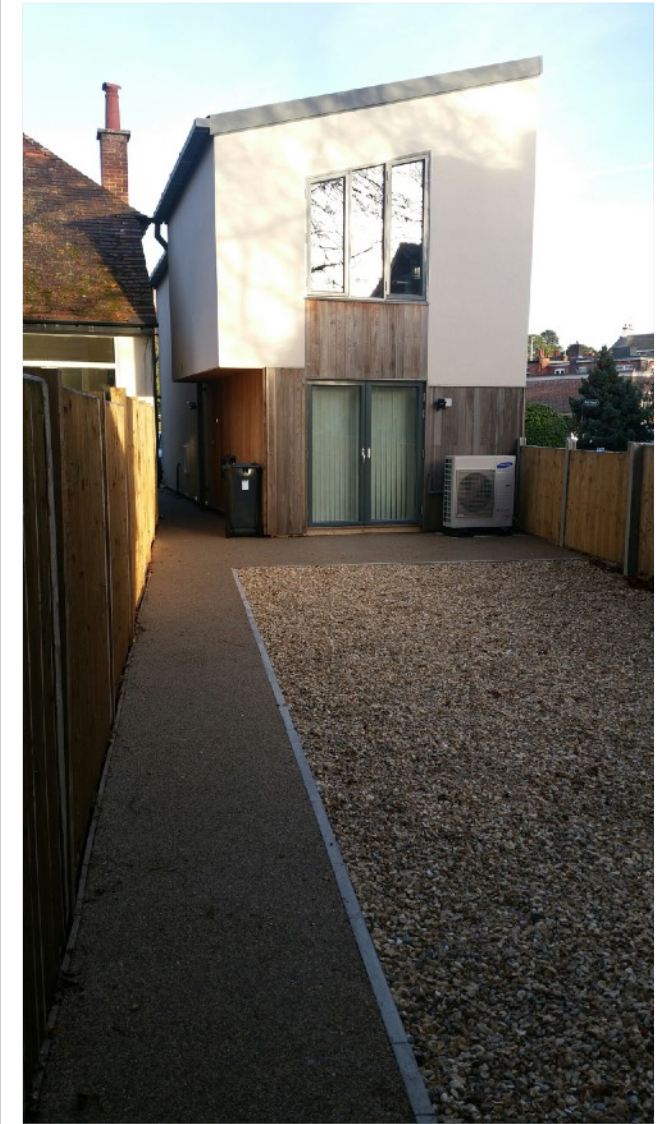
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.

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