

Thera House
45a Commercial Road
Ashley Cross
BH14 0HU



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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

This modern office provides a rare opportunity in Ashley Cross. Finished to a high standard, the ground floor accommodation offers a suite within a small, private development. The unit benefits from access to a meeting room, kitchenette, disabled WC and shower, shared with one other occupier. Externally, the property is offered with two allocated parking spaces in tandem.

LOCATION

The office is ideally located in 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 within walking distance.

TENURE

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

PRICE/RENT

£11,400 per annum to include all bills. (We await confirmation on VAT)

PLANNING

We understand that the unit has planning consent for class E commercial use.

LEGAL COSTS

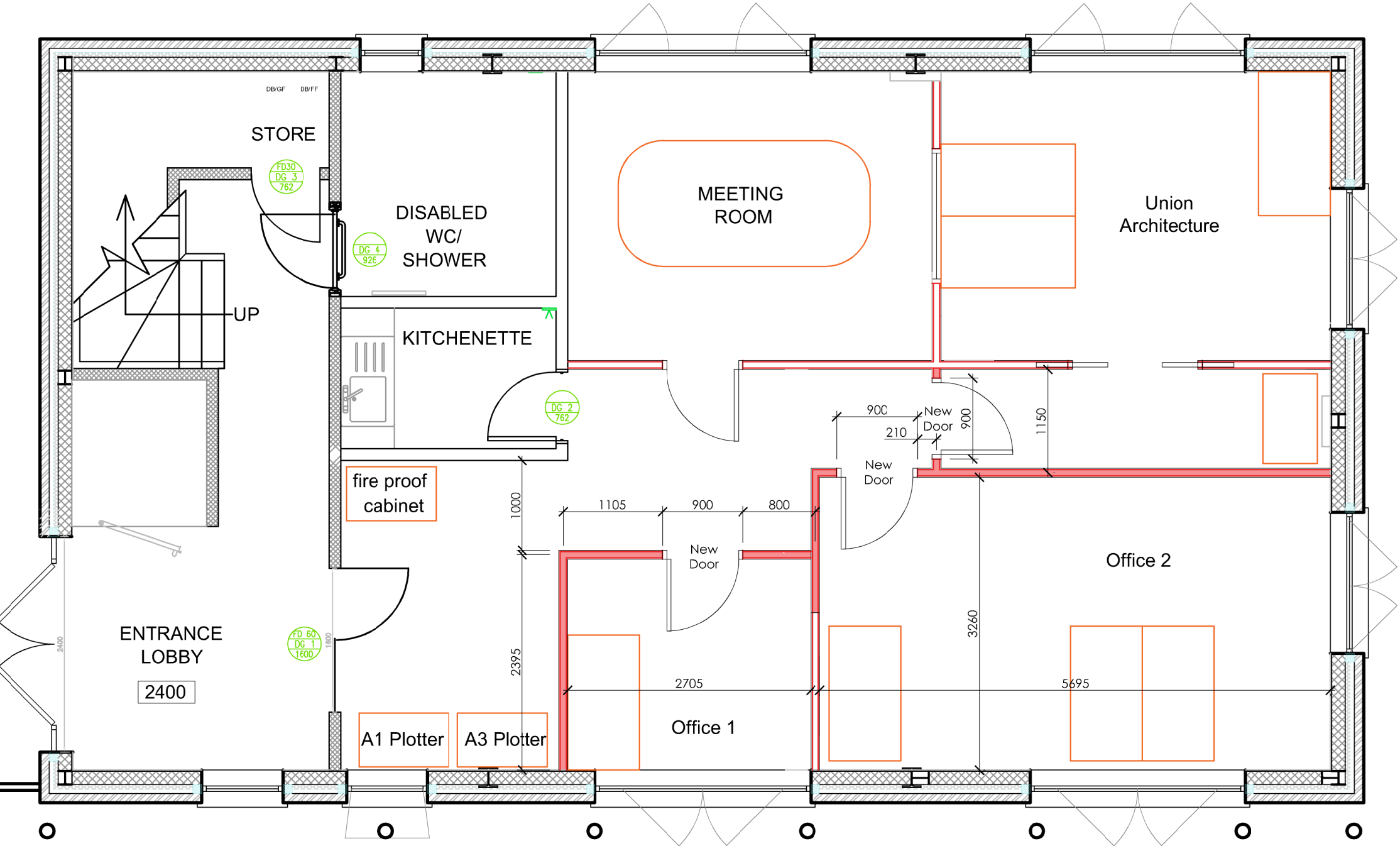
Incoming tenant is to make a contribution to legals costs for a new lease.

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.

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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