TO LET BY ASSIGNMENT

High-Quality Fully Fitted Office

500 sq m
(5,382 sq ft)

First Floor, West Wing
Link House
25 West Street
Poole, BH15 1LD



- 18 Allocated Parking Spaces
- 65 Open-Plan Workstations
- High-Quality Contemporary Fit-Out
- Excellent Meeting & Breakout Facilities

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DESCRIPTION

The accommodation comprises an exceptionally well-presented office suite occupying the West Wing of the first floor of Link House, a prominent multi-let office building situated in the heart of Poole town centre.

Extending to approximately 500 sq m (5,382 sq ft), the premises have been comprehensively refurbished and fitted out to provide a modern and highly attractive working environment, incorporating predominantly open-plan offices together with an excellent range of meeting, collaboration and staff facilities.

The main office accommodation is currently configured to accommodate approximately 65 workstations, complemented by a dedicated reception area, substantial boardroom, two further meeting rooms, individual acoustic working pods and informal collaboration spaces.

Of particular note is the impressive staff kitchen and breakout area, which has been finished to a high standard and provides an attractive setting for informal meetings, dining and relaxation.

The accommodation benefits from air conditioning, modern lighting, good natural light and contemporary finishes throughout. The existing layout provides an excellent balance between open-plan working and private meeting facilities, whilst retaining flexibility for alternative configurations.

The premises may also be available with the benefit of the existing furniture and fittings, subject to seprate purchase, offering an incoming occupier the opportunity to secure fully fitted offices with minimal initial expenditure.

A particularly significant feature is the provision of 18 allocated parking spaces, an increasingly valuable benefit within Poole town centre.

LOCATION

Link House occupies a prominent position on West Street, close to its junction with New Orchard, within the established commercial centre of Poole.

The property is conveniently situated for the town's principal shopping facilities, restaurants, cafés and other amenities, whilst Poole Quay and the historic Old Town are within easy walking distance.

Poole railway station and the town's principal bus connections are also readily accessible, providing public transport links throughout the Bournemouth, Christchurch and Poole conurbation and beyond.

The building benefits from good road connections to the wider conurbation, including the A35 and A350.

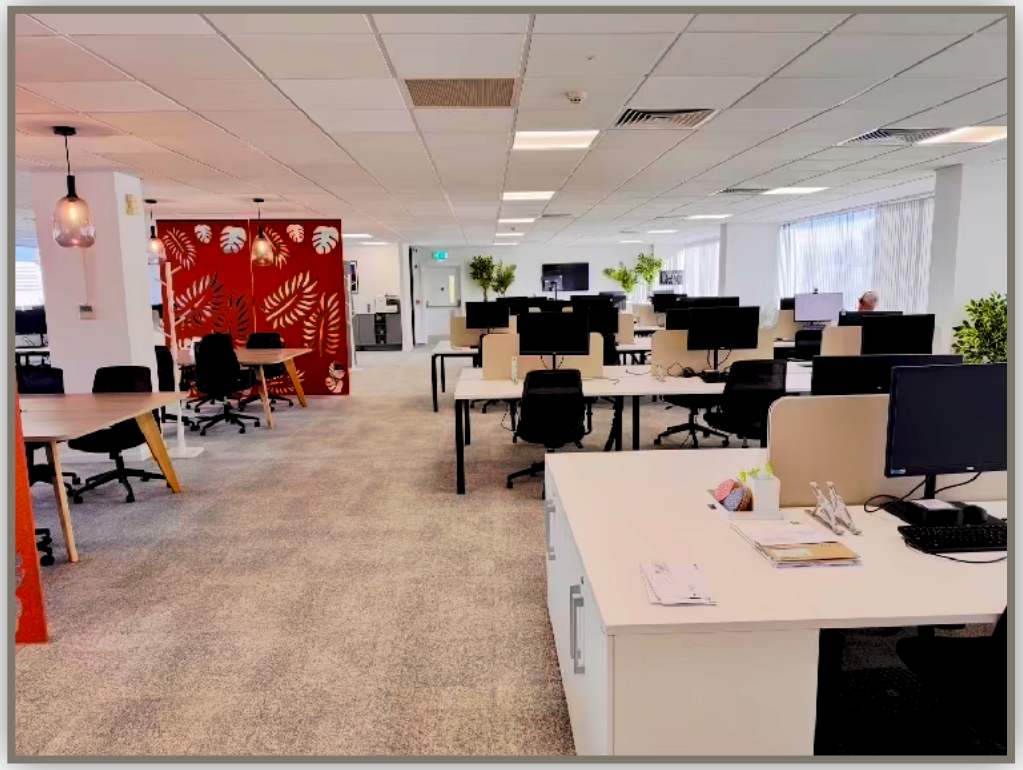
RENT

Current passing rent is £96,500 per annum exclusive of VAT, business rates, service charge and insurance.

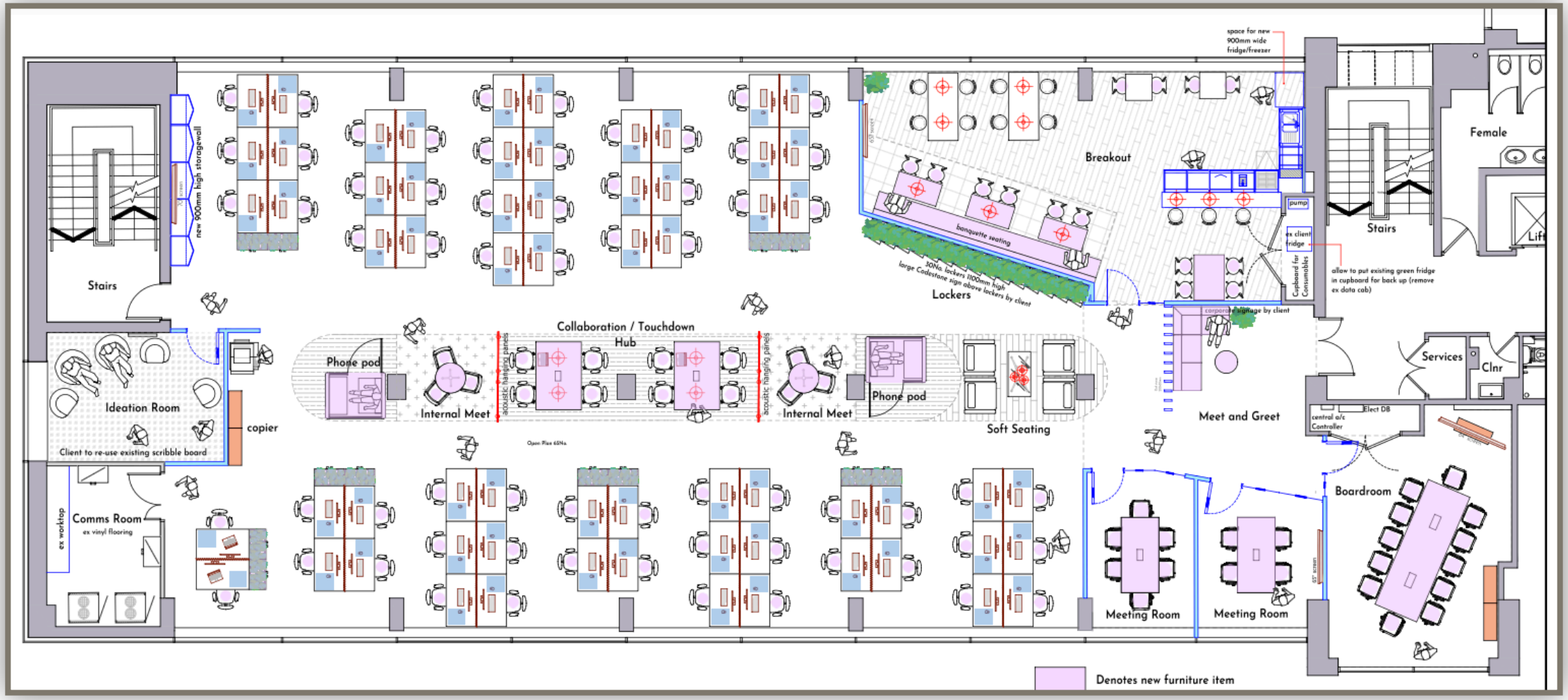
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codestone


space for new 900mm wide fridge/freezer
Female
Stairs
Lift
Breakout
pump
ex client fridge
Cupboard for Consumables
allow to put existing green fridge in cupboard for back up (remove ex data cab)
banquette seating
30No. lockers 1100mm high
large Coalestone sign above lockers by client
Lockers
corporate signage by client
Stairs
new 900mm high storagewall
Collaboration / Touchdown Hub
Phone pod
acoustic hanging panels
Internal Meet
Internal Meet
Phone pod
Soft Seating
Meet and Meet
Services
Clnr
Elect DB
central a/c Controller
Ideation Room
copier
Client to re-use existing scribble board
ex worktop
Comms Room
ex vinyl flooring
Meeting Room
Meeting Room
Boardroom
Denotes new furniture item

TENURE

The accommodation is available by way of assignment of the existing lease, originally granted in 2025 for a term of ten years, expiring in 2035.

The lease incorporates a tenant break option in 2030, subject to the relevant notice requirements and conditions.

The lease provides for an upwards-only open market rent review in 2030.

Full lease documentation is available to interested parties upon request.

SERVICE CHARGE

A service charge is payable in respect of the maintenance, management and upkeep of the building and communal facilities. Details of the current service charge budget and annual contribution are available upon request.

FURNITURE & FITTINGS

The accommodation is currently fitted out to a high standard, incorporating an extensive range of contemporary office furniture, including workstations, meeting room furniture and breakout seating.

The existing furniture and fittings may be available to purchase by way of separate agreement with the outgoing tenant, potentially allowing an incoming occupier to benefit from a fully furnished, ready-to-occupy office environment.

PLANNING

The accommodation is understood to benefit from an established office use falling within Class E(g)(i)

EPC

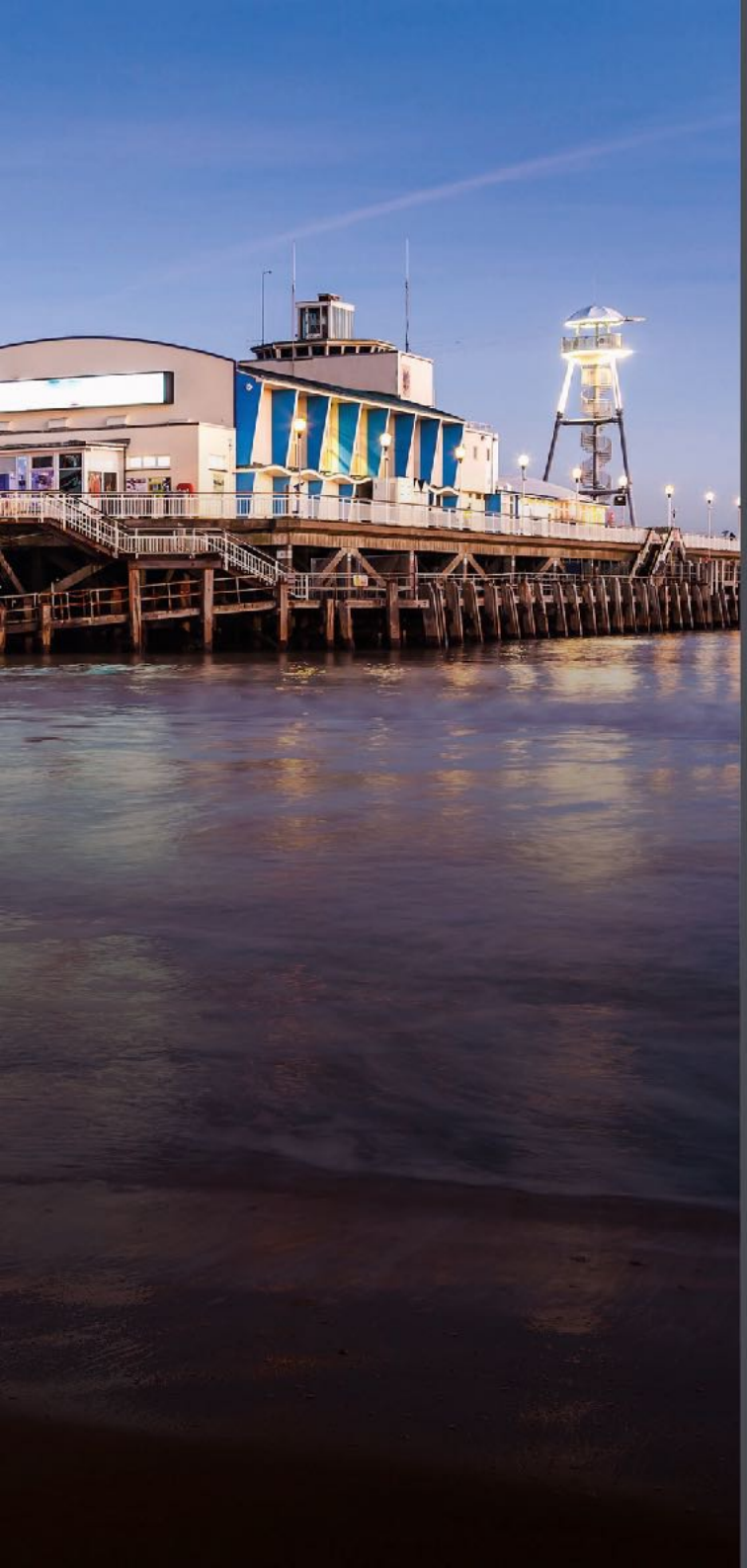
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BUSINESS RATES

The VOA website confirms a rateable value of £62,000

LEGAL COSTS

Each party to be responsible for its own legal costs incurred in connection with the proposed assignment, subject to confirmation of the landlord's consent costs.



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