

WIMBORNE

Haviland House, BH21 7PE



TO LET – REFURBISHED OFFICE SUITES

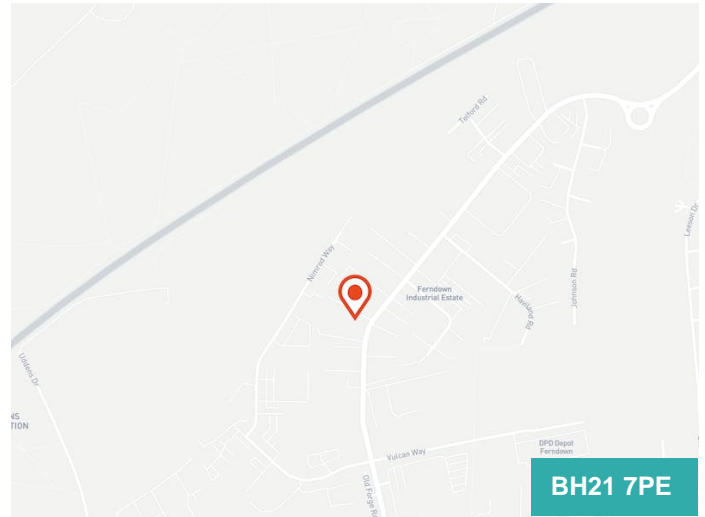
OFFICE TO LET

790 SQ FT

- Refurbished open plan office suites
- New carpets, LED lighting and air conditioning
- Occupation available within 48 hours
- Office 8b - 3 allocated car parking spaces
- Flexible lease terms
- Direct estate access to A31

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vailwilliams.com



BH21 7PE

Summary

Available Size	790 sq ft
Rent	£11,000 - £23,000 per annum exclusive of VAT, business rates, service charge, utilities and any other outgoings.
EPC Rating	C

Location

Haviland House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate with direct access to the A31. Occupiers on the estate include Greggs, Subway and Anytime Fitness.

Description

Haviland House is a detached, 3-storey office building with newly clad elevations and UPVC double glazed windows.

The refurbished suites are located on the second floor with stair and lift access and the suite benefits from its own W.C facilities and kitchenette. The office suites benefit from the following brief specification:

- New suspended ceilings
- New LED lighting
- New air conditioning
- New carpets
- New kitchenette facilities
- Perimeter trunking

Externally, Office 8b - 3 allocated car parking spaces, Office 10 - 4

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent
Suite - 8B	790	73.39	£11,000 per annum
Total	790	73.39	

Terms

The suites are available by way of a new effective full repairing and insuring lease for a negotiable term, incorporating upward only, open market rent reviews.

Occupation can be granted within 48 hours (subject to terms).

VAT

All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to bear their own legal costs.



Ben Duly

01202 558262
07771 542132
bduly@vailwilliams.com



Bryony Solan

01202 558 262
07741145629
bsolan@vailwilliams.com

vailwilliams.com

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