



First Floor, Limosa House, 22 Strand Street, Poole,
BH15 1SB

FIRST FLOOR OFFICE

- 534 sq ft (49.61 sq m)
- £6,942 per annum exclusive
- Including five partitioned office rooms
- Intercom entry system
- Security alarm
- Available immediately

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LOCATION

Situated in the centre of old Poole between the lower high street and the famous Poole Quay, these offices occupy an excellent position within a short walk of shops, cafes, restaurants and Poole train station.

Although the offices do not have parking, a multi-story car park is within a 2-minute walk.

DESCRIPTION

The premises comprises part of a two storey office building of traditional brick elevations under a flat roof. The first floor offices have a shared entrance at the front of the property and a staircase leads up to the first floor.

With five separate offices, ladies and gent's toilets and a small kitchen area, the suite offers self-contained modern and bright facilities. There is also the option of a shared meeting room, fully equipped for video conferencing for 6/8 people.

Centrally heated and with air conditioning the offices have intruder alarm and fire alarm systems.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	534	49.61

TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£6,942 per annum exclusive.

The stated annual rental is exclusive of VAT, service charge, insurance, business rates and utilities. The rent is paid monthly in advance.

BUSINESS RATES

A proportionate contribution of the cost of £124 per month or with 50% use of the meeting room £141 per month.

SERVICE CHARGE

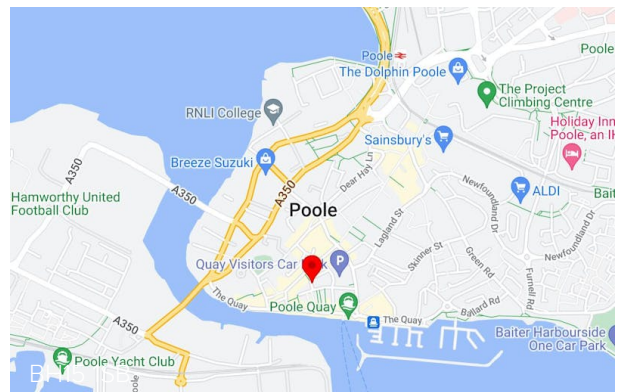
This includes gas, electricity, air conditioning and broadband connection for £3,204 per annum. The tenant would have to provide their own wifi connection.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

MEETING/VIDEO ROOM

The room is 161.5 sq ft and this is available to be shared 50/50 with the ground floor offices if required. Usage will be shared through a booking system.



SUMMARY

Available Size	534 sq ft
Rent	£6,942 per annum exclusive
Business Rates	Proportionate contribution of £124 pm or with 50% meeting room of £141pm
Service Charge	£3,204 per annum
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

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