



**HAVILAND HOUSE, 17 COBHAM ROAD, FERNDOWN  
INDUSTRIAL ESTATE, BH21 7PE**

**OFFICE TO LET**

**880 TO 1,291 SQ FT (81.75 TO 119.94 SQ M)**

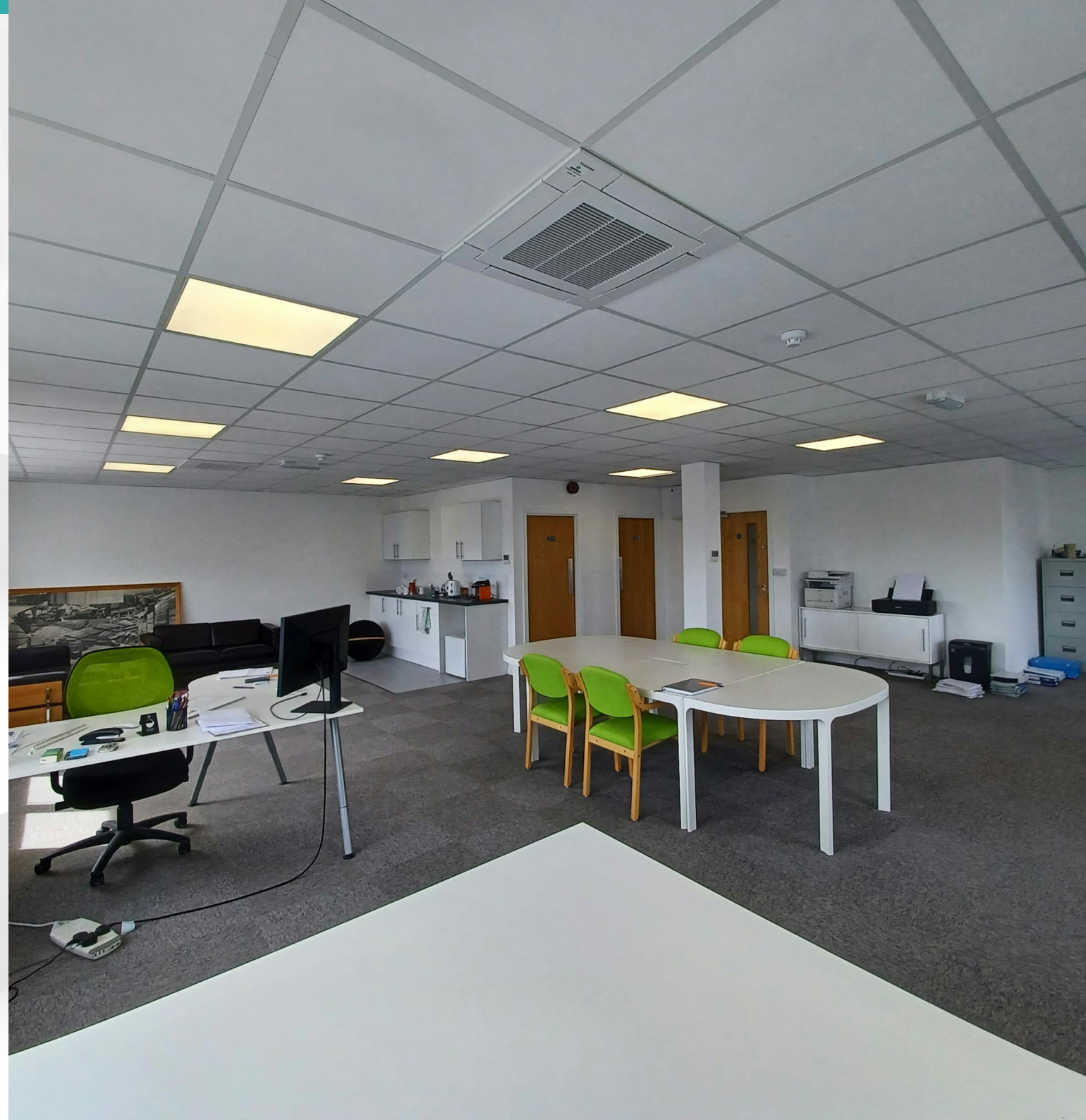


# Summary

## To Let - Office Accommodation

<b>Available Size</b>	880 to 1,291 sq ft
<b>Rent</b>	£14,000.00 - £17,500.00 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
<b>Rateable Value</b>	£8,600 from 1.4.23
<b>EPC Rating</b>	Upon enquiry

- Flexible lease terms
- Allocated parking spaces
- Direct estate access to A31
- Carpets, lighting and air conditioning (to be installed)
- Occupation available within 48 hours

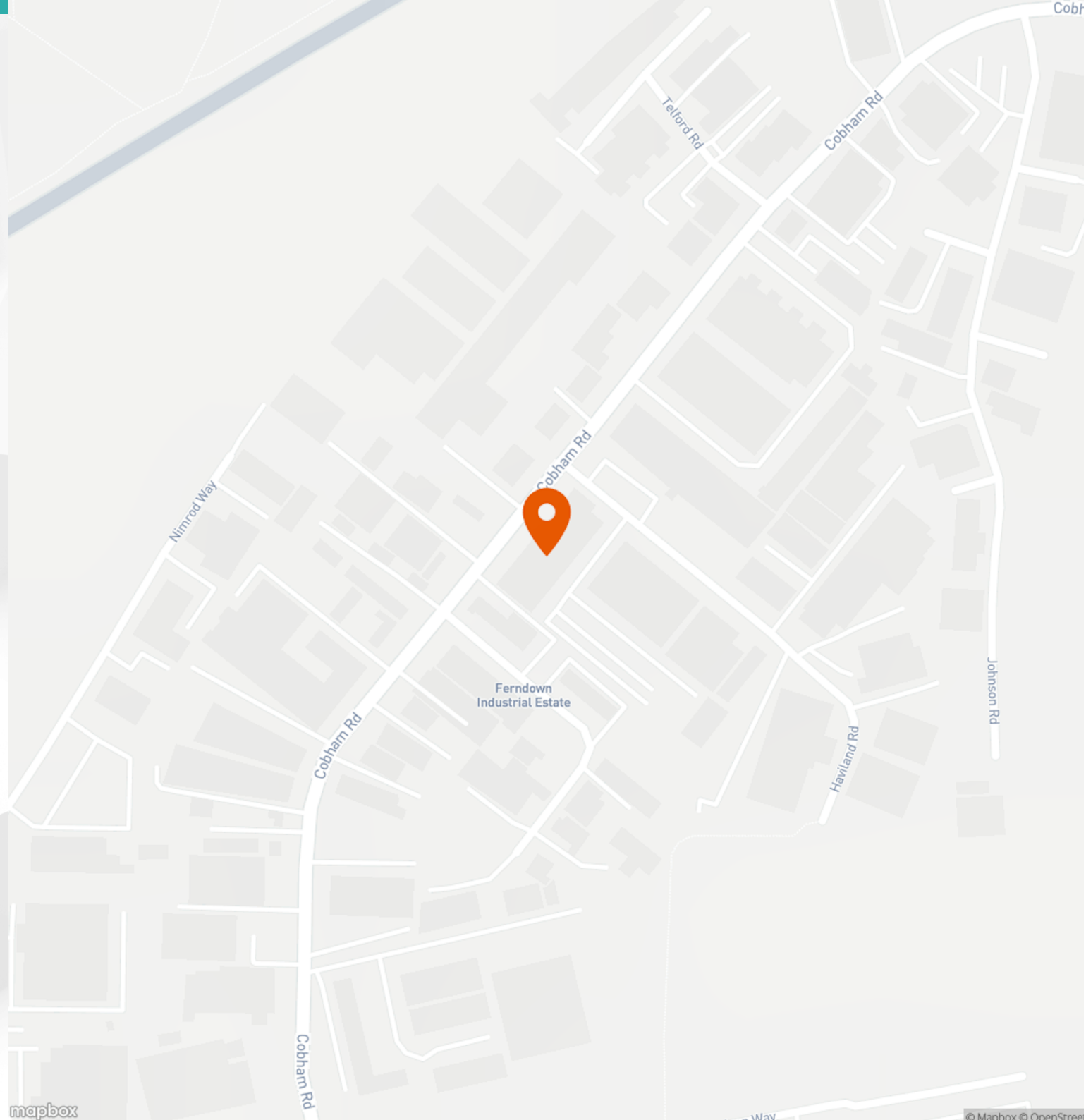


# Location



**Haviland House 17 Cobham Road, Ferndown Industrial Estate, BH21 7PE**

Haviland House occupies a prominent position fronting Cobham Road, the main spine road through Ferndown Industrial Estate. Other occupiers of the estate include Greggs, Subway and Anytime Fitness.





# Further Details

## Description

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

Suite 6 is located on the first floor and benefits from stair and lift access. The suite has male and female WCs, kitchenette and is open plan.

Suite 9 is located on the second floor and has stair access . The suite has its own W.C facilities and kitchenette and has both open plan and partitioned offices.

Both suites benefit from following brief specification:

- Suspended ceilings
- Lighting
- Air conditioning
- Carpets
- Kitchenette facilities
- Access control system

Externally the suite is allocated Suite 6 is allocated 4 car parking spaces and Suite 9 is allocated 5.

## Legal Costs

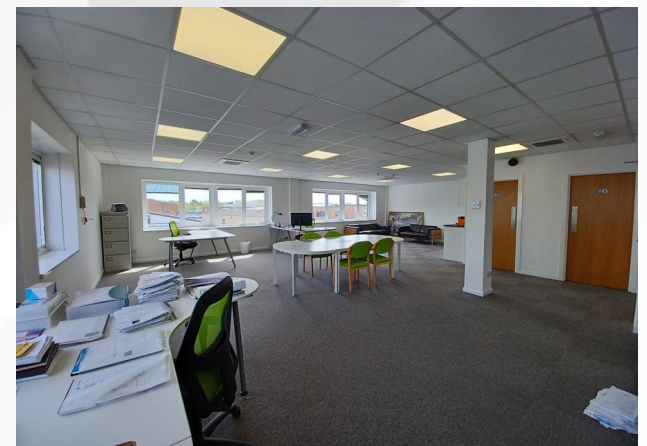
Each party to be responsible for their own legal costs incurred in the transaction.

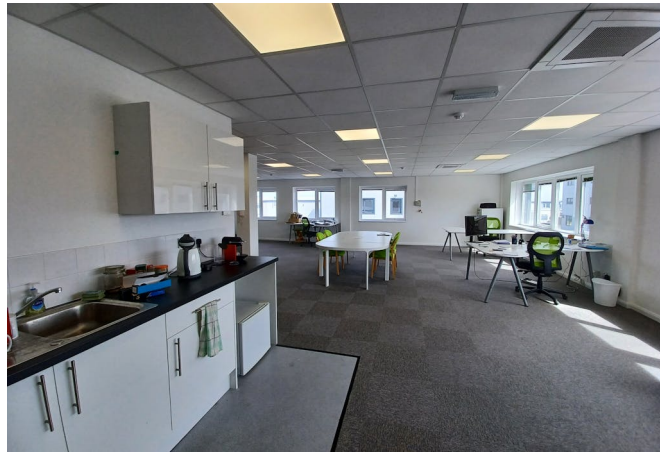
## Terms

Available by way of a new effective full repairing and insuring lease or licence agreement for a term to be agreed.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must







## Enquiries & Viewings



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