

TO LET

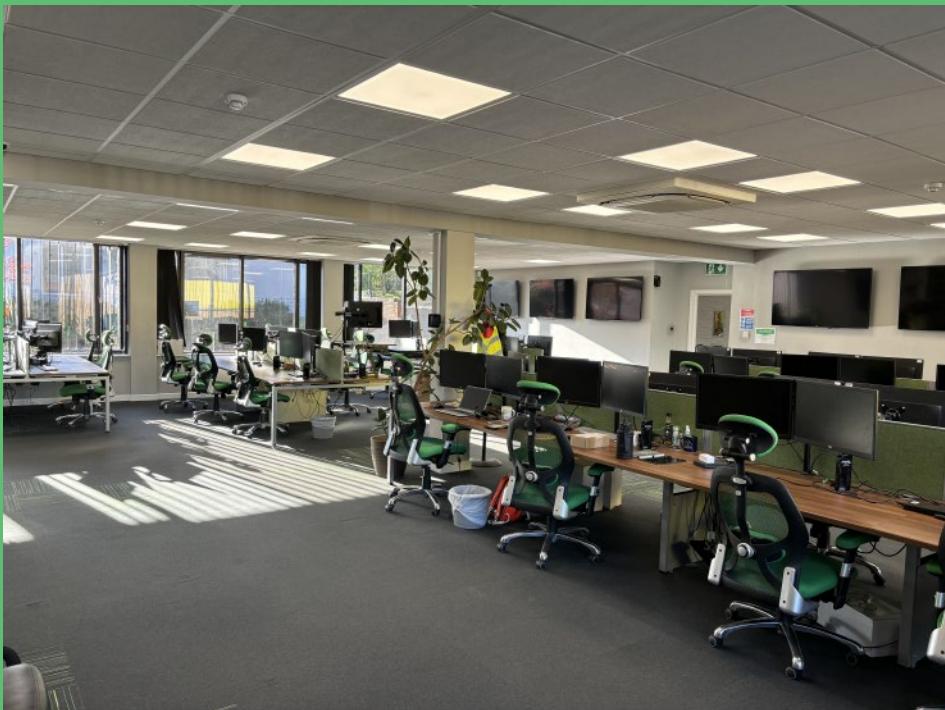
MODERN OFFICE ACCOMMODATION
APPROX. 266.3 SQM (2,866 SQ FT)



2 Nuffield Road, Poole, Dorset, BH17 0RB



**sibbett
gregory**



LOCATION

The property is located on Nuffield Road in Poole which is the principal road through the Nuffield Industrial Estate.

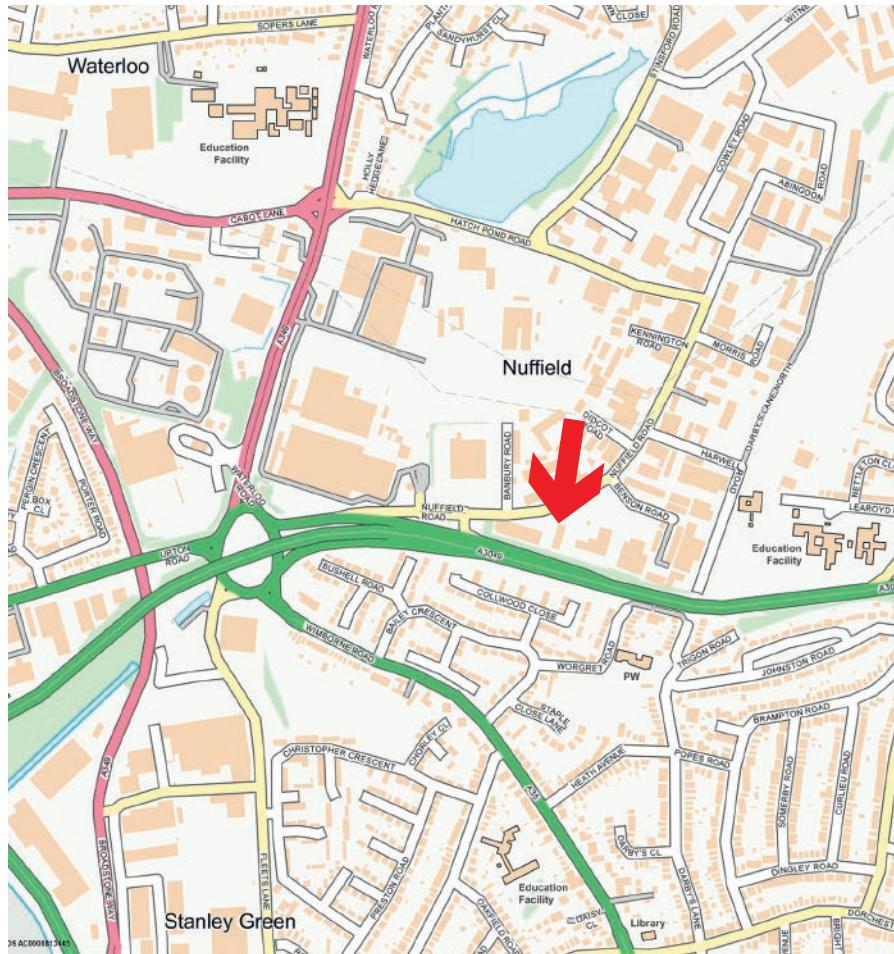
Nuffield Industrial Estate is situated 3 miles north of Poole town centre and adjacent to the A3049 Dorset Way dual carriageway which provides access east to Bournemouth and west to Wareham and Dorchester.

Nuffield Road has a mix of commercial occupiers including Big Yellow Storage, Dorset Healthcare NHS Trust, Greggs and Magnet.

AMENITIES

The following amenities are located in the immediate vicinity:

- The Gym Group
- Tesco
- Travelodge
- Starbucks Drive-Thru
- Lidl
- Subway
- Burger King



SPECIFICATION



Suspended ceilings with LED lighting



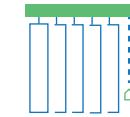
Heating/cooling system



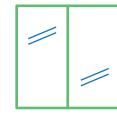
Carpeting



Floor boxes for power and IT



Window blinds



Double glazing



Communal ladies, gents and disabled WCs



Communal kitchen



Communal reception area

DESCRIPTION

The property comprises a substantial, two storey detached office building with brick elevations and a flat roof. The property sits on a substantial site which has excellent parking provision together with bike storage and picnic tables.

There is a large reception on the ground floor which leads into the offices which have been substantially refurbished to provide Grade A accommodation. The available accommodation is on the ground floor and comprises a combination of open plan accommodation together with partitioned offices, training and meeting rooms.

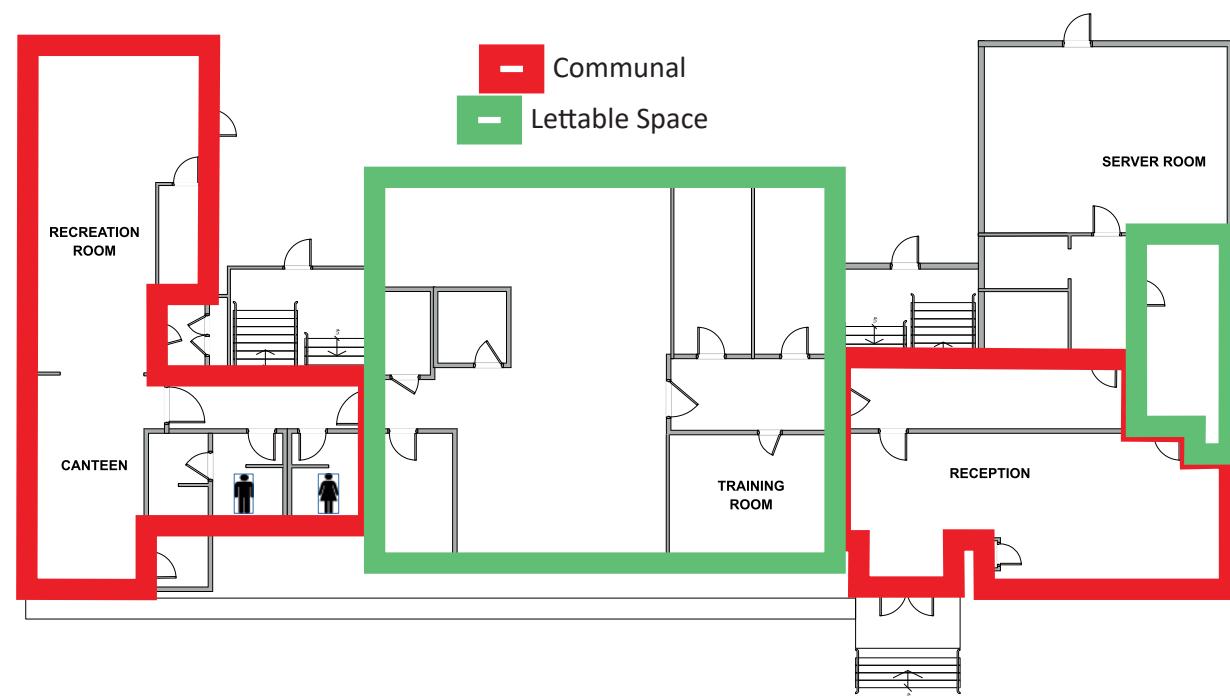
In addition to the office accommodation the property has excellent communal reception, canteen and recreation facilities.

The communal canteen is well equipped with ovens, fridge and a dishwasher together with high tables and chairs for staff to sit at. The recreation room includes casual seating, TV's, a pool table and darts board.

DESCRIPTION	SQ M	SQ FT
Office accommodation	266.3	2,866
Communal accommodation	172.7	1,859

TENURE

A new effectively Full Repairing and Insuring lease for a term to be agreed.



RENT

£60,000 per annum exclusive of business rates, services and VAT.

BUSINESS RATES

The premises will need to be re-assessed for Business Rates.

SERVICE CHARGE

A service charge will be payable in respect of common services and facilities. Further details are available from the agents.



EPC

EPC of D – 100

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Jayne Sharman
01202 661177
jayne@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering.

