



phoenix house //
holes bay house **High quality offices to let**

Suitable for office or medical uses (subject to any necessary consents)

From 247 sq m (2,659 sq ft) up to 725 sq m (7,812 sq ft)

Excellent car parking ratio 1:182 sq ft plus visitor spaces

Holes Bay House & First Floor Phoenix House, Upton Road, Poole, Dorset, BH17 7AG



Phoenix House and Holes Bay House are high quality, two storey office buildings located approximately 2 miles north of Poole town centre

Modules available: 2,659 sq ft // 5,153 sq ft // 5,329 sq ft // 7,812 sq ft

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The properties form part of the Marshes End office development which is situated on Upton Road in Poole approximately 2 miles north of Poole Town Centre. Upton Road runs parallel with the Upton Bypass (A350) which connects to the Dorset Way dual carriageway (A3049) to the east and the A35 to the west.

Marshes End lies within immediate proximity to the Fire Station and shares access directly onto the Holes Bay Road (A350) giving the development entrances on both Upton Road and Holes Bay Road.

Amenities

EV charging points

Budgens/Subway

Costa Coffee Drive - thru

Tesco Superstore

David Lloyd Poole

Travelodge, Waterloo Road

Patisserie Mark Bennett

adjacent to Marshes End

adjacent to Marshes End

adjacent to Marshes End

1.2 kilometres

1.2 kilometres

1.2 kilometres

1.3 kilometres

Source: approximate distances obtained from Google maps



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Description

Marshes End is a modern development of linked two storey office buildings which have brick elevations under pitched tiled roofs.

Phoenix House and Holes Bay House provide open plan accommodation with cloakroom and kitchenette facilities on each floor.

Specification

The buildings have been extensively refurbished to include the following:

- » New suspended ceilings
- » New modern LED recessed lighting
- » New carpets
- » Newly redecorated throughout
- » New separate male and female cloakrooms on each floor
- » New air conditioning/heating system
- » New kitchenettes on each floor

Parking & Cycling Shelters

The buildings have an excellent car-parking ratio of 1:182 sq ft plus tenants will have the right to use the communal visitor spaces.

Covered cycled storage is available in the car-park for shared use by the Marshes End office tenants.



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Holes Bay House

Phoenix House

Not to scale Indicative layouts only



Modules/Parking/Rents

First Floor, Phoenix House

- » 247 sq m/2,659 sq ft
- » 15 allocated car-parking spaces
- » **£48,000 per annum exclusive**

Holes Bay House

- » 478 sq m/5,153 sq ft
- » 28 allocated car-parking spaces
- » **£93,000 per annum exclusive**

First Floor, Phoenix House & First Floor Holes Bay House

- » 494 sq m/5,329 sq ft
- » 30 allocated car-parking spaces
- » **£96,000 per annum exclusive**

Holes Bay House and First Floor Phoenix House

- » 725 sq m/7,812 sq ft
- » 43 allocated car-parking spaces
- » **£141,000 per annum exclusive**

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Rateable Values

First Floor, Phoenix House	£29,750 (from 28.04.23)
Holes Bay House	£68,000 (from 1.4.23)

The car parking spaces have separate assessments.

EPC Ratings

First Floor, Phoenix House	A - 25
Holes Bay House	A - 24

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Service Charge

A service charge is payable in respect of external repairs, the maintenance and upkeep of the communal areas and also buildings insurance. Interested parties are advised to make further enquiries.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

Viewing

Strictly by prior appointment through the joint sole agents, Goadsby or Sibbett Gregory, through whom all negotiations must be conducted.



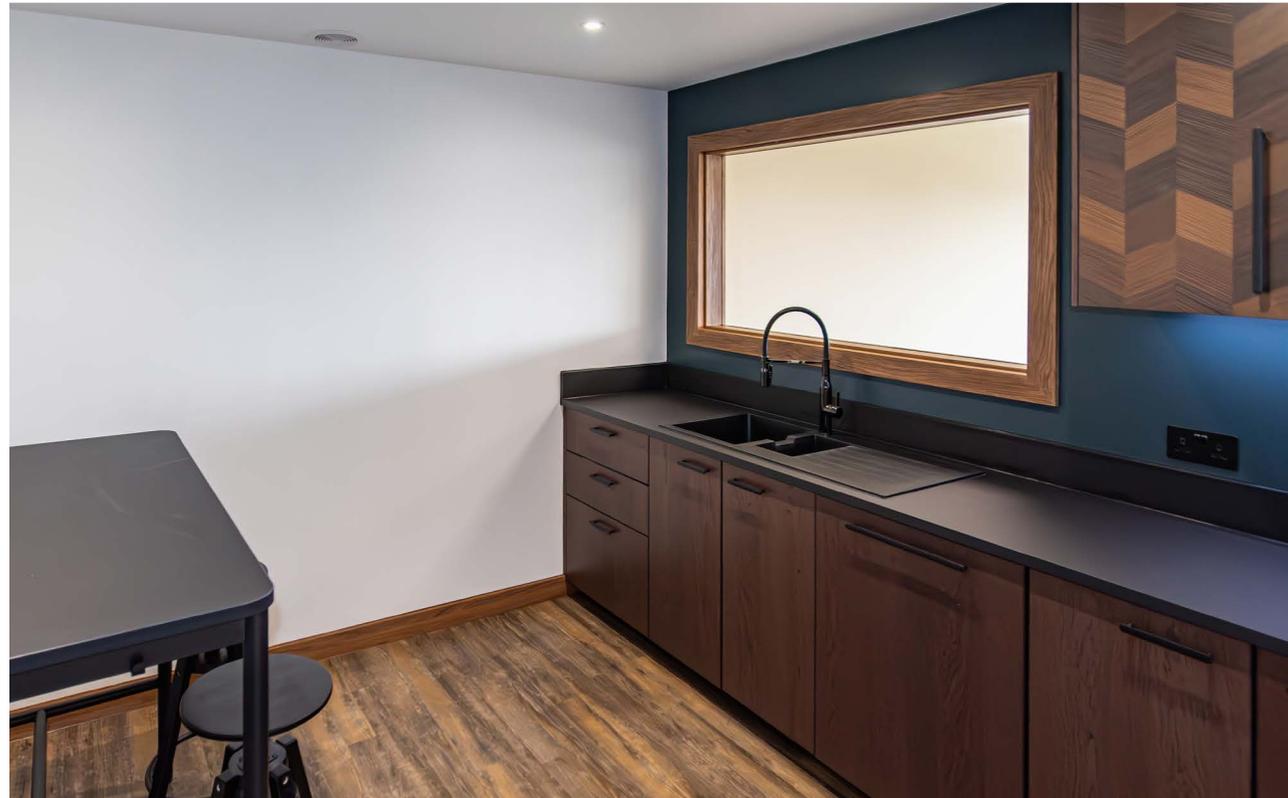
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The Code For Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).



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IMPORTANT

References

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.