



holes bay house High quality ground floor suite to let

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

Excellent car parking (14 spaces) - 1:177 sq ft plus visitor spaces

231 sq m // 2,483 sq ft

Ground Floor, Holes Bay House, Upton Road, Poole, Dorset, BH17 7AG



Air
Conditioning



A - 24
EPC Rating



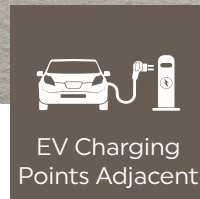
Allocated &
Visitor Parking



Cycle
Shelter



Excellent
Connectivity



EV Charging
Points Adjacent



Retail/Leisure
Facilities Nearby

Ground Floor, Holes Bay House is a **high quality office** suite extending to approximately **2,483 sq ft**, located **approximately 2 miles north of Poole** town centre

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The building forms 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	adjacent to Marshes End
Budgens/Subway	adjacent to Marshes End
Costa Coffee Drive - thru	adjacent to Marshes End
Tesco Superstore	1.2 kilometres
David Lloyd Poole	1.2 kilometres
Travelodge, Waterloo Road	1.2 kilometres
Patisserie Mark Bennett	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.

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

Specification

The ground floor suite has 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
- » New air conditioning/heating system
- » New kitchenette

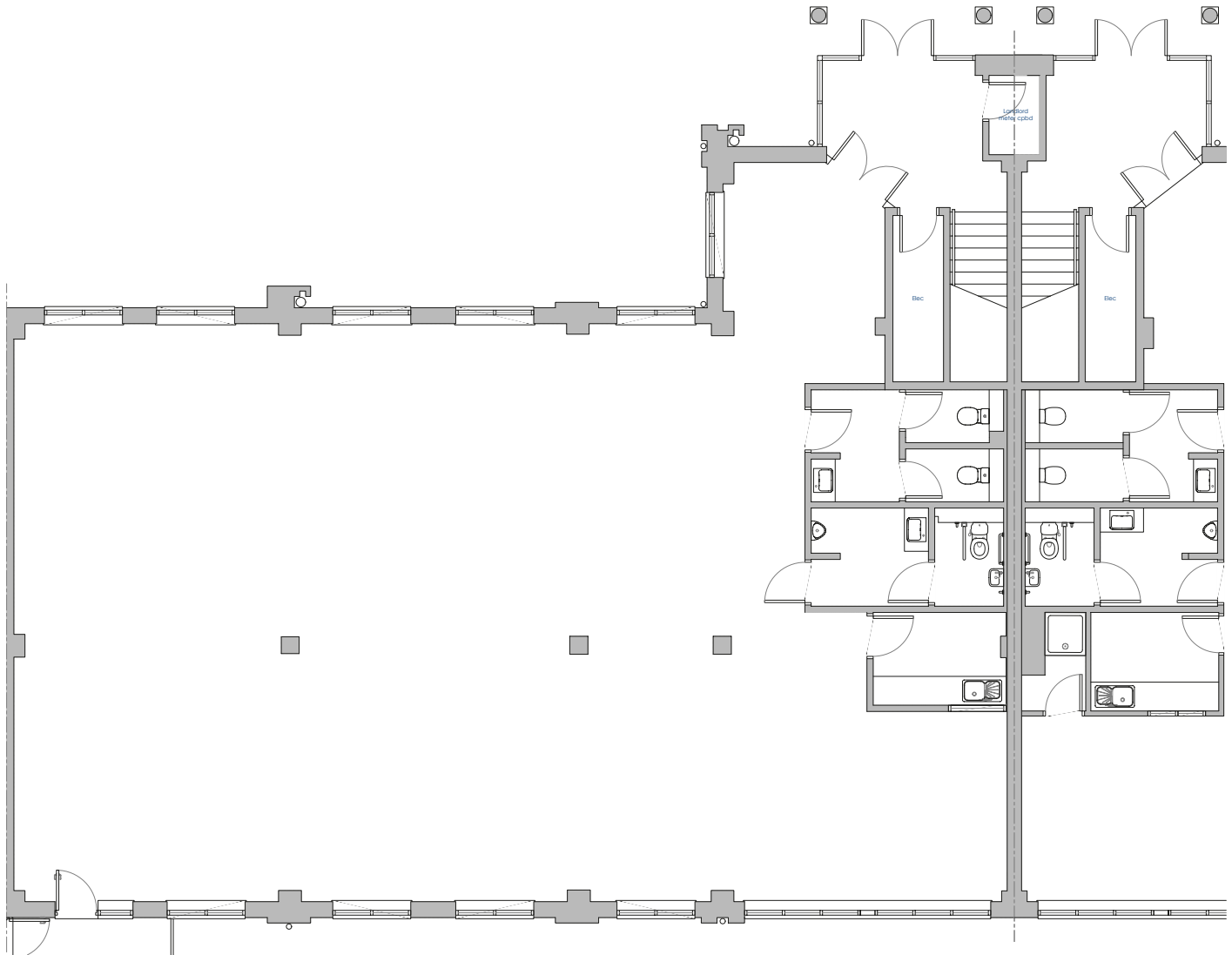
Parking & Cycling Shelters

The ground floor has an excellent car-parking ratio of 1:177 sq ft (14 spaces) 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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Not to scale Indicative layout only



Size/Rent

Ground Floor

- » 2,483 sq ft
- » **£49,660 per annum exclusive**

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

Rateable Value

To be reassessed.

EPC Rating

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.