



Ground Floor, Unit 7 Winchester Place, North Street,  
Poole, BH15 1NX

Town Centre Office Premises with Parking

- Approx Net Internal Floor Area of approx. 68.4 sq m (736 sq ft)
- Centrally located
- Rent £10,500 per annum exclusive
- Two allocated parking spaces
- Available from August 2024
- Potential for Business Rates exemption

# Ground Floor, Unit 7 Winchester Place, North Street, Poole, BH15 1NX

## LOCATION

The premises are situated in a prominent office development fronting North Street and the Hunger Hill junction in Poole Town Centre. Winchester Place is located between Towngate Bridge and Poole High Street and has good access to the Dolphin Shopping Centre and Poole Railway Station.

The premises benefit from excellent road connections with immediate access onto the Holes Bay Road (A350) and the A35 to the east of the conurbation and the Dorset Way/A3049 to the west.

## DESCRIPTION

Winchester Place is a modern office development comprising terraces of two and three storey office buildings. The premises comprise the first floor of a two storey building with traditional brick elevations under a pitched tiled roof.

The premises are accessed from a shared ground floor lobby. Internally, the premises are laid out as predominantly open plan accommodation with two partitioned offices. There is also a kitchenette at the rear.

The accommodation comprises approx 68.4 sq m (736 sq ft) and has the following specification:-

- LED strip lighting
- Gas fired central heating
- Double glazed windows
- Carpeting

## PARKING

The premises have two allocated parking spaces in the rear car park which is accessed via a security barrier. The premises also have shared use of the visitor car park situated at the front of the development.

## TENURE

The premises are available by way of a new effective Full Repairing & Insuring lease for a term to be agreed.

## RENT

£10,500 per annum exclusive of business rates (if applicable), service charge and VAT.

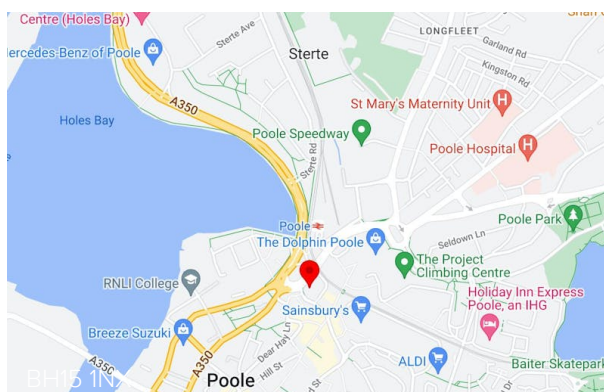
## RATES

We are verbally informed that the property has a rateable value of £10,750. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

## SERVICE CHARGE

A service charge will be payable in respect of the common services within the property (gas, electricity, water etc) together with building insurance, cleaning, maintenance, repair and decoration of the common parts.

Further details are available from the agents.



## SUMMARY

Available Size	736 sq ft
Rent	£10,500 per annum
Rateable Value	£10,750
EPC Rating	C (61)

## VIEWING & FURTHER INFORMATION

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