



To Let

SELF-CONTAINED GROUND FLOOR OFFICE SUITE

ATTRACTIVE WATERSIDE
LOCATION WITH CAR PARKING

163 sq m // 1,750 sq ft

GROUND FLOOR

QUAY HOUSE

7 THE QUAY, POOLE, DORSET BH15 1HA





Summary

- Ground floor self-contained suite
- Approximately 1,750 sq ft
- 4 allocated car-parking spaces
- Attractive waterside location with views over The Quay and Poole harbour
- Retail/leisure facilities nearby
- Approximately 1.2km from Poole train station

Rent:
£32,500 per annum exclusive



QH



Waterside location with views over The Quay and Poole Harbour

Location

Quay House occupies a prominent position on The Quay approximately 130m from Poole High Street.

There are an array of leisure/retail facilities along The Quay and the Dolphin Shopping Centre is approximately 1km from the property.

The Quay connects to West Street (B3068) and West Quay Road which provide direct access to the Twin Sails lifting bridge and the A350 Holes Bay dual carriageway.

Description

Quay House is a four storey office building which enjoys excellent views over The Quay and Poole harbour. The ground floor suite is self-contained and has the following features:

- Suspended ceiling
- Inset LED lighting (to be installed)
- Air conditioning
- Male and female cloakroom facilities
- Predominantly open plan with 2 meeting rooms, a reception, a storeroom and a kitchenette
- Carpet
- 4 allocated car-parking spaces

Accommodation

The suite extends to approximately:
163 sq m // 1,750 sq ft

Lease

The suite is available to let by way of a new full repairing and insuring lease, incorporating upward only open market rent reviews.

Rent

£32,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the building. Interested parties are advised to make further enquiries.

Rateable Value

£29,000 (from 1.4.23)





EPC Rating

A new EPC has been commissioned.

Legal Costs

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

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.

Important

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](#).

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. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

Viewings

Please contact the joint sole agents, through whom all negotiations must be conducted.



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