

FOR SALE FREEHOLD

1 Parkstone Road and 2/2B Longfleet Road, Poole, Dorset, BH15 2NN

Detached Commercial Premises

Approx 416.5 sq m (4,483 sq ft)



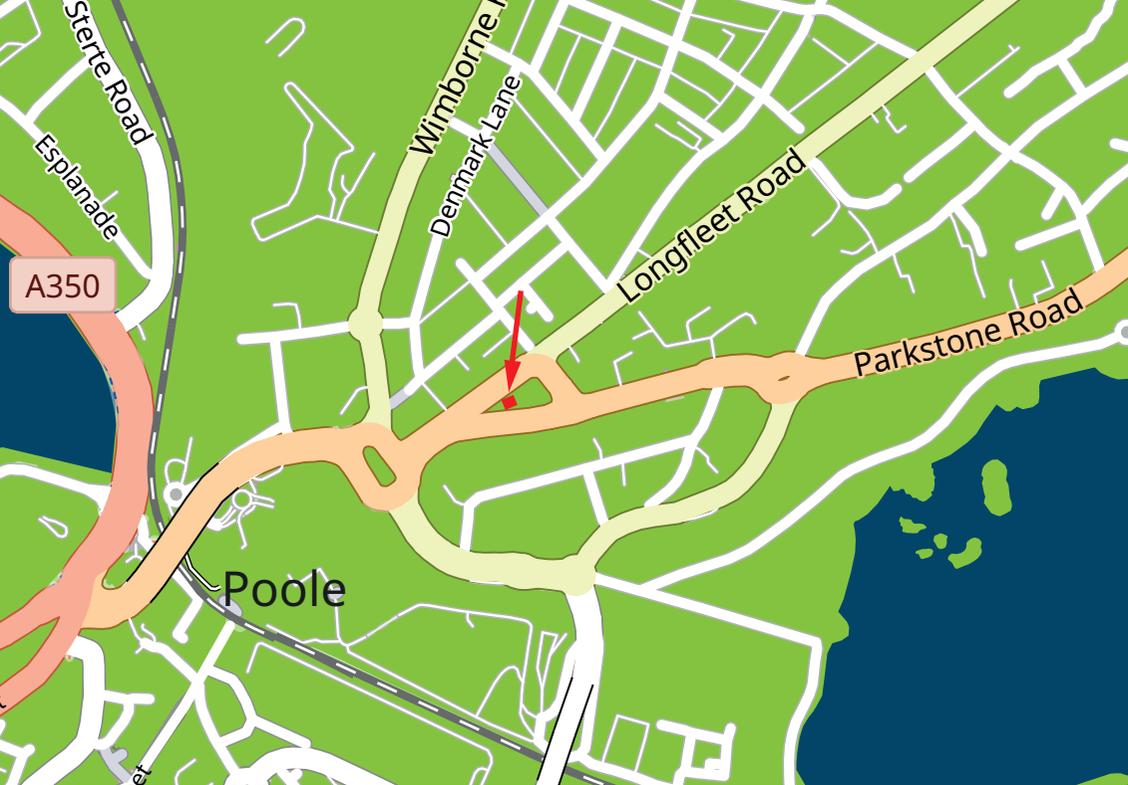
**sibbett
gregory**



SUMMARY

- Detached Office/Commercial Property
- Total site area of approx. 0.042 ha (0.104 acres)
- Total net floor area of approx. 416.5 sq m (4,483 sq ft)
- Highly prominent town centre location
- On site parking





LOCATION

The property is situated in a highly prominent position on Parkstone Road in Poole town centre, within close proximity to The George roundabout and the former Barclays House building.

Parkstone Road is one of the main routes into the town centre and it is an established mixed use area with both commercial and residential properties. Poole Hospital is situated close to the property and the amenity of Poole Park is within a short walking distance.

The main facilities of the town centre are also in within easy reach including the Dolphin Shopping Centre, the rail station and bus station.

DESCRIPTION

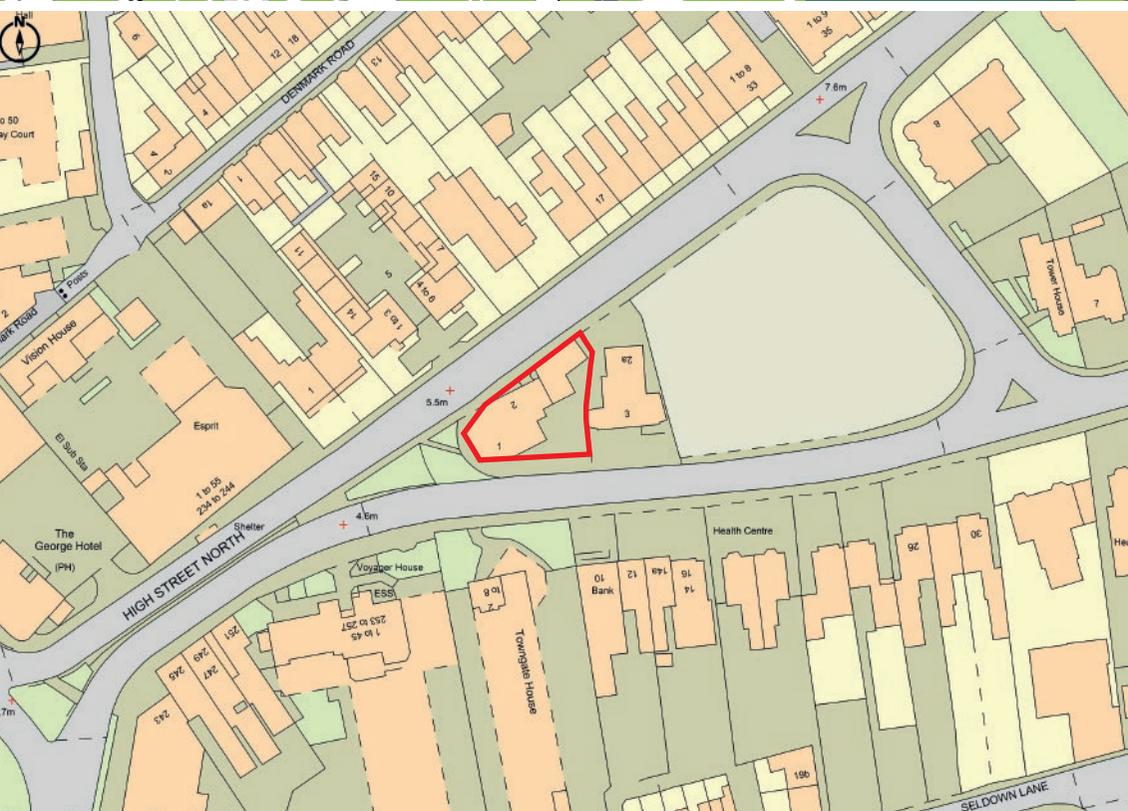
The property comprises a substantial, detached two storey office building. The property has rendered elevations under a pitched tiled roof and some feature windows with ornate features.

The property has been combined to incorporate adjoining properties previously known as 2/2B Longfleet Road. 1 Parkstone Road was formerly a bank property and incorporates a large basement which contains a goods lift and a strong room containing 3 safes.

The main entrance to the property fronts Parkstone Road but there are two further entrances off Longfleet Road.

Internally, the building provides a number of individual offices and meeting rooms of various sizes which are accessed by two staircases. The property provides modern kitchen and toilet facilities and has gas fired central heating (served by two boilers) and air-conditioning which is either ceiling or wall mounted.

There is also a goods lift serving the ground floor and basement only. The basement comprises a boiler room and storage.



The specification includes the following:-

- Gas fired heating (served by two boilers)
- Mix of timber and UPVC double glazed windows
- Mix of plastered ceilings and suspended ceilings
- Mix of modern LED lighting, spot lights and Cat 2 lighting
- Mix of floor coverings including timber flooring and carpets
- Air-conditioning in part
- Modern kitchen and WC facilities on the first floor including a shower

The accommodation is summarised as follows:

| Description | sq m | sq ft |
|--------------------------------|--------------|--------------|
| Ground Floor | 191.5 | 2,061 |
| First Floor | 185.0 | 1,992 |
| Basement | 40.0 | 430 |
| Total Net Internal Area | 416.5 | 4,483 |

Externally, the property has a tarmac parking area providing space for 8 cars if parked in tandem.

The property occupies an approximate site area of 0.042 ha (0.104 acres).

TENURE

Freehold with vacant possession on completion.

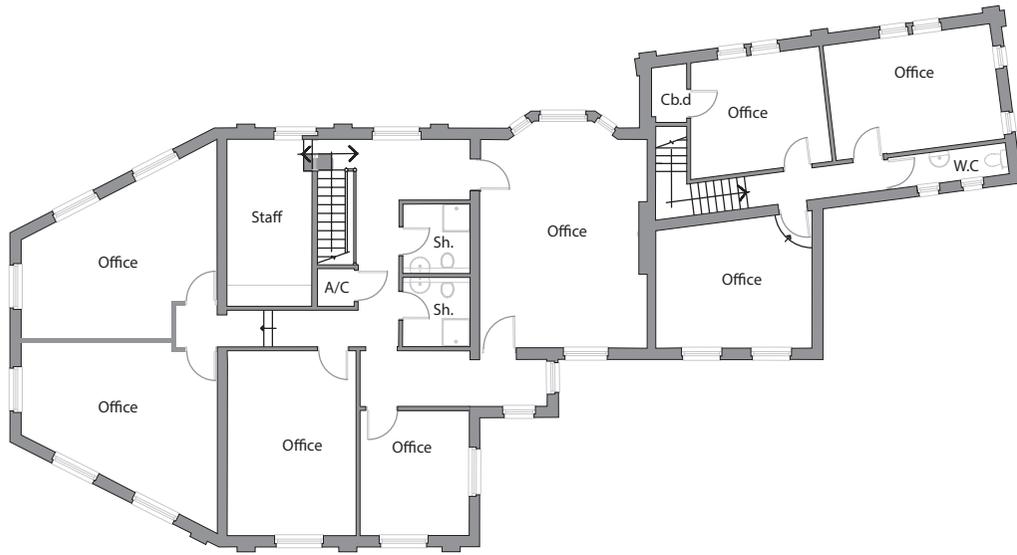
PRICE

£750,000 exclusive.

VAT

The property is registered for VAT.

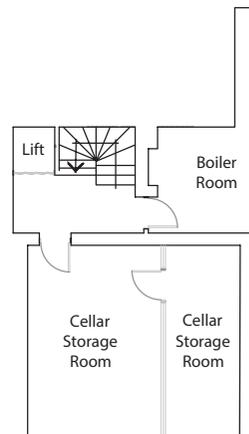




First Floor Plan



Ground Floor Plan



Basement Plan

BUSINESS RATES

The property has a Rateable Value of £48,750 from 1 April 2026.

PLANNING

Planning consents have been granted as follows:

- 11 February 2009 to erect a first floor extension to form additional office accommodation Planning Application Number 08/17157/017/F
- 18 April 2007 to erect first floor extension Planning Application Number 07/17157/016/F

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

ENERGY PERFORMANCE CERTIFICATES

An EPC to be provided.

VIEWINGS

All viewings must be pre-arranged with the Agents, Sibbett Gregory



Jayne Sharman
 Telephone: 01202 661177
 Email: 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 - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

