

FOR SALE & TO LET
NEW OFFICE SUITES
FROM 109m² (1,180ft²)



Branksome Business Park
ALLOWING YOUR BUSINESS TO GROW



BRANKSOME PARK HOUSE

BRANKSOME BUSINESS PARK | BOURNE VALLEY ROAD | POOLE | BH12 1ED

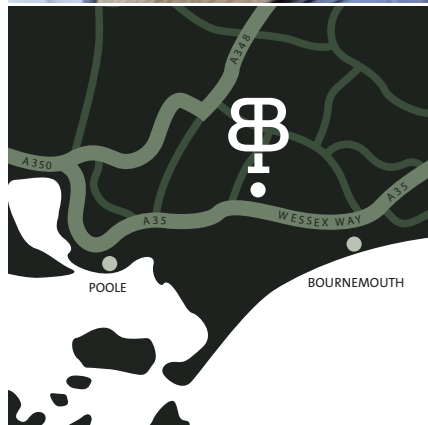
Branksome Park House is part of the exciting new Branksome Business Park development. Located only 2 miles to the West of Bournemouth town centre, it occupies a superb, high profile location in an established office area.

Access to the Wessex Way is excellent which provides the main route to Bournemouth Airport and the A31 towards Southampton whilst Poole town centre is only 4 miles to the West. Banking and retailing facilities are available in Upper Parkstone and Westbourne and the nearest mainline railway station is at Branksome.

The majority of accommodation is arranged over 3 floors in open plan offices benefiting from excellent natural daylight. The building meets all current design construction standards, creating efficient space with low running costs. Some of the office suites are capable of being combined and all meet the requirements of DDA.

BRANKSOME PARK HOUSE

- A Development of Office Suites
- Office sizes from 1,100sqft
- Long Leasehold and Leasehold Available
- Good on site Car and Cycle Parking
- 2 miles from Bournemouth Town Centre
- Latest Construction Standards
- DDA Compliant
- Individually Serviced
- Security Control Access





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SPECIFICATIONS

- Suspended ceilings
- LG3 type lighting
- Heating/cooling
- Compartment perimeter trunking
- Fitted carpets
- Passenger lifts
- Secure cycle storage
- Changing rooms and shower facilities

UNIT	TYPE	AREA m ²	AREA ft ²	CAR SPACES
1 GF	OFFICE SUITE	154	1661	5
2 GF	OFFICE SUITE	140	1510	4
3 GF	OFFICE SUITE	164	1767	7
4 GF	OFFICE SUITE	122	1316	4
7 FF	OFFICE SUITE	141	1523	4
9 FF	OFFICE SUITE	122	1316	4
10 FF	OFFICE SUITE	140	1505	4
11 SF	OFFICE SUITE	154	1660	5
12 SF	OFFICE SUITE	109	1180	4
13 SF	OFFICE SUITE	124	1340	4

TENURE

The units are available either to purchase on a long leasehold basis or to rent on a new occupational lease for a term to be agreed. VAT will be payable on the purchase price/rent.

SERVICE CHARGE

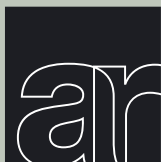
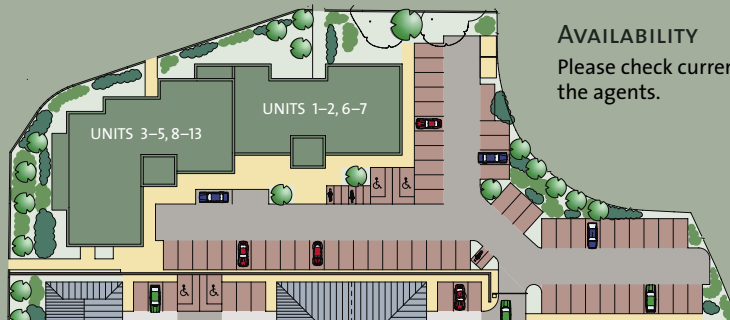
A service charge is payable in respect of the maintenance, repair and running costs of the common parts. Full details available from the agents.

LEGAL COSTS

On letting, the tenant will pay the landlord's reasonable legal costs incurred in the transaction.

AVAILABILITY

Please check current availability with the agents.



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Misrepresentation Act 1967:

The Estate Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that: 1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract. 2. The Estate Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations. 3. The reference to any print, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise. 4. No person in the employment of the Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. The Estate Agents are not liable, in negligence or otherwise, for loss arising from the use of these particulars.

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 and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

References

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby & Harding Commercial Ltd will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby & Harding Commercial Ltd does not guarantee acceptance by the landlord.

