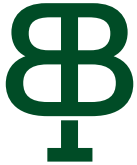


FOR SALE OR TO LET

Branksome Park House

Branksome Business Park, Bourne Valley Road, Poole, BH12 1ED



Branksome Business Park
ALLOWING YOUR BUSINESS TO GROW



NEW OFFICE SUITES FROM 1,100sqft

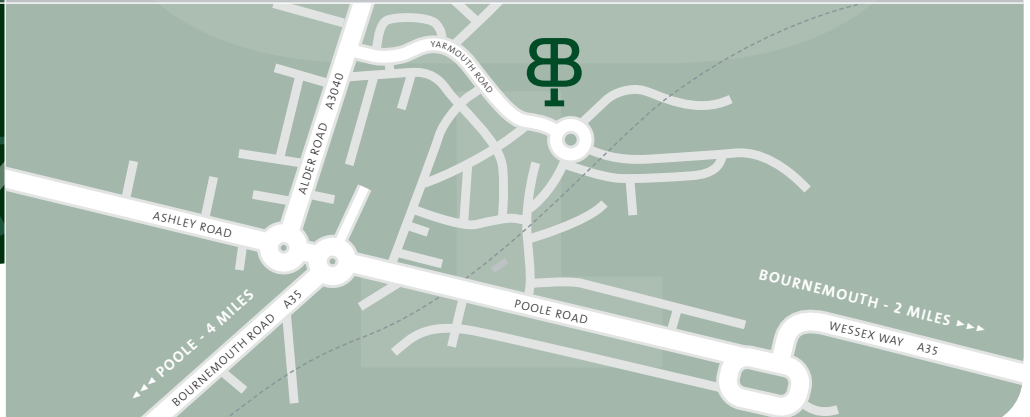
Branksome Park House is part of the exciting new Branksome Business Park development. Located only 2 miles to the West of Bournemouth town centre, it occupies a superb, high profile location in an established office area.

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.

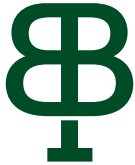
BRANKSOME PARK HOUSE;

- 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



Branksome Park House

Branksome Business Park, Bourne Valley Road, Poole, BH12 1ED



Branksome Business Park
ALLOWING YOUR BUSINESS TO GROW

UNIT	TYPE	AREA M ²	AREA SQFT	CAR SPACES	UNIT	TYPE	AREA M ²	AREA SQFT	CAR SPACES
1 GF	OFFICE SUITE	154.99	1668	5	8 FF	OFFICE SUITE	169.82	1828	8
2 GF	OFFICE SUITE	136.10	1465	4	9 FF	OFFICE SUITE	124.91	1344	4
3 GF	OFFICE SUITE	169.82	1828	7	10 FF	OFFICE SUITE	139.19	1498	4
4 GF	OFFICE SUITE	124.91	1344	4	11 SF	OFFICE SUITE	155.42	1673	5
5 GF	OFFICE SUITE	101.49	1092	4	12 SF	OFFICE SUITE	110.81	1193	4
6 FF	OFFICE SUITE	155.99	1679	6	13SF	OFFICE SUITE	125.82	1354	4
7 FF	OFFICE SUITE	136.10	1465	4					

SPECIFICATIONS

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

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.



ANKERS & RAWLINGS
COMMERCIAL • RESIDENTIAL • PLANNING

www.ankers-rawlings.com

Telephone 01202 861776



DISCLAIMER

These particulars have been prepared for prospective Tenants for guidance only. The property is offered subject to contract, availability and confirmation of details. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. Minor variation in the finished construction and landscaping should be expected. Any plans or photographs are provided only to indicate the general location of the property. Ankers & Rawlings reserve the right to alter the specifications without prior notice. Office sizes are taken from the plans and are therefore approximate. Any occupier must check their proposed use with the relevant Planning Authority to ensure it is permitted and should not rely upon the use stated in these particulars. Unless otherwise stated all prices and rents are quoted exclusive of any Value Added Tax.