

Dolphin House

3 MARKET CLOSE · POOLE

888 SQ.M.

(9559 SQ.FT.)



**Self-contained Town Centre
office building with parking**

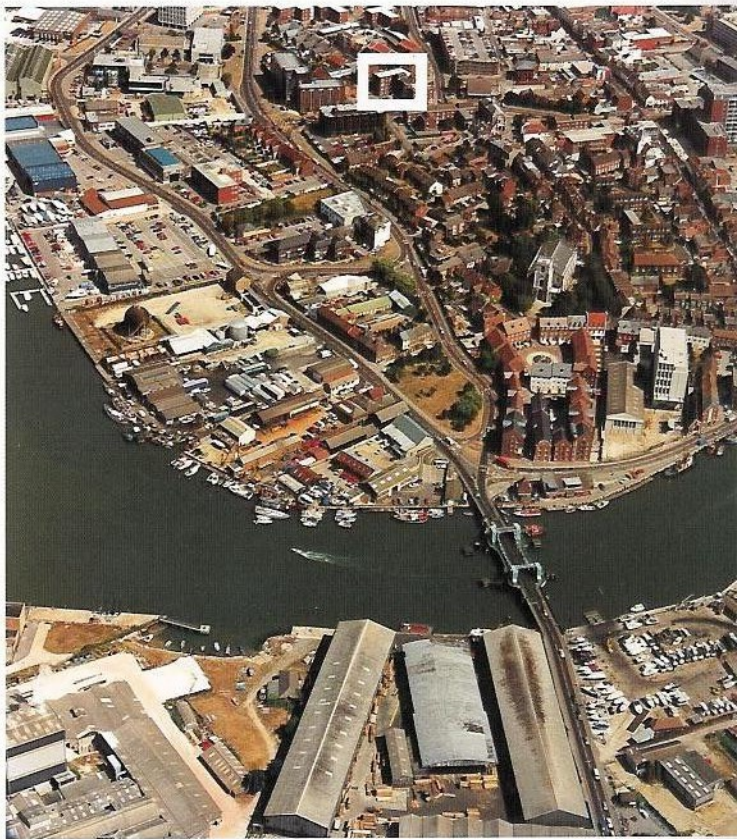
FOR SALE

Description

Dolphin House is a four storey, self contained office building.

The premises provide a mix of open plan and cellular offices with access from a central stair/lift core. Male and female toilets are provided on alternate floors.

The property has the particular advantage of its own on site car park for a minimum of 14 cars.



Features

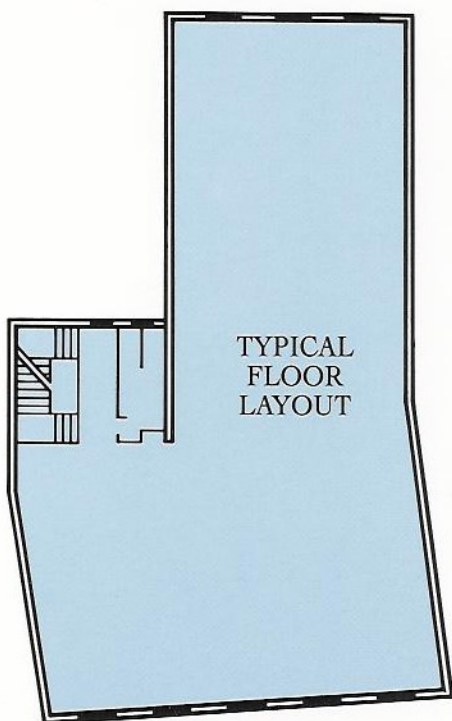
- Gas-fired central heating (not tested)
- Lift serves all floors
- On site parking (minimum 14 spaces)

Location

The property is prominently situated close to the junction of Market Close, Dear Hay Lane and Old Orchard, within the heart of Poole Town Centre.

The central position gives easy access to the railway and bus stations, together with the High Street and Dolphin Shopping facilities. The Old Town and Quay areas provide a host of restaurant and entertainment facilities.

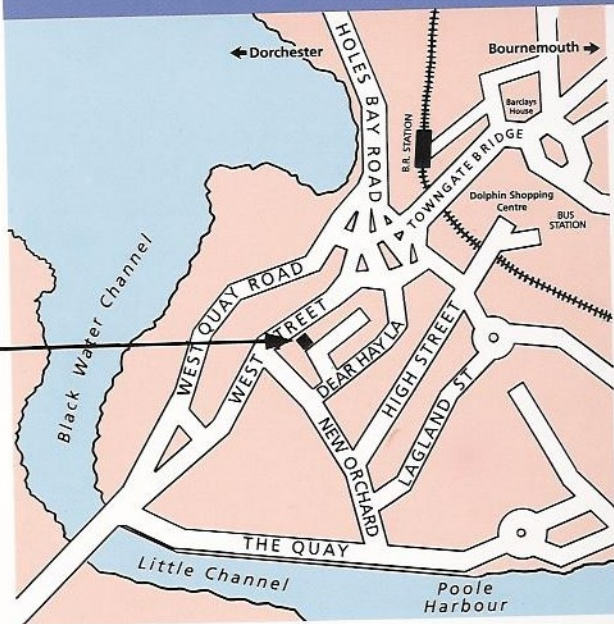
The excellent environment has already attracted a number of major office occupiers to Poole, including Barclays International, Merck, RNLi Headquarters and Link House Publications etc.



Floor Areas

	sq.m.	sq.ft.
Ground floor	210	2260
First floor	226	2433
Second floor	226	2433
Third floor	226	2433
Total approx. net floor area	888	9559

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Tenure

For sale freehold with vacant possession.
Further details from the Agents.

Rateable Value

£39,750.

Sibbett, Gregory, Wright & Coles, for themselves and for the Vendors of this property whose Agents they are give notice that:

- i) the particulars are produced in good faith, are set as a general guide only and do not constitute any part of a contract;*
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May 1997