TO LET NEWLY REFURBISHED TOWN CENTRE OFFICE SUITES WITH PARKING

FIRST FLOOR, PATRICK HOUSE, WEST QUAY ROAD, POOLE, BH15 1JF

- From approx. 140 sq m (1,508 sq ft)
- Rent £15 per sq ft per annum exclusive
- Prominent location close to Poole Quay
- 5 allocated parking spaces per suite
- Open plan accommodation

sibbett gregory

LOCATION

Patrick House is situated on West Quay Road which is a main route through Poole town centre, linking The Quay and the Twin Sails lifting bridge with the main road network. West Quay Road is home to the RNLI Headquarters and College, Sunseeker International, the new Waterside development and other nearby occupiers include Snows Group and Breeze Suzuki.

West Quay Road gives excellent access to the Holes Bay Road dual carriageway (A350), Wimborne Road (A349) and Longfleet Road.

The property is located within a short distance of Poole High Street and the Dolphin Shopping Centre. The Rail Station and Bus Station are both within a short walk of the property.

DESCRIPTION

Patrick House is a substantial detached three storey building located on West Quay Road in Poole town centre.

The first floor comprises three, newly refurbished office suites from 140 sq m (1,508 sq ft). The entrance to the office suites is at the rear of the building and a common stairwell and lift serve the first floor.

The available accommodation is summarised as follows:-

Suite	Sq M	Sq Ft
1 Rear	147.1	1,583
2 Front	156.8	1,688
3 Front	140.0	1,508

The suites have been fully refurbished to provide modern, open plan accommodation. The specification can be summarised as follows:-

- New suspended ceilings with LED inset light panels
- New air-conditioning units powered by an electric air source heat pump
- Double glazed windows
- New carpet tiles
- New skirting dado trunking
- Data cabinet
- New commual kitchnette
- New ladies and gents WC's

Externally there is a car park at the rear of the property which provides 5 allocated parking spaces per suite.

TENURE
The suites are available by way of a new Full Repairing and Insuring Lease for a terms to be agreed.

RENT
Suite 1 - £23,750 per annum exclusive
Suite 2 - £25,350 per annum exclusive
Suite 3 - £22,650 per annum exclusive

BUSINESS RATES
The suites will be re-assessed.

ENERGY PERFORMANCE
The premises have an EPC rating of B-38.

FLOOR PLANS
Please see following page for floor plans of the suites.

VIEWING
Viewing by appointment with the sole agents Sibbett Gregory.

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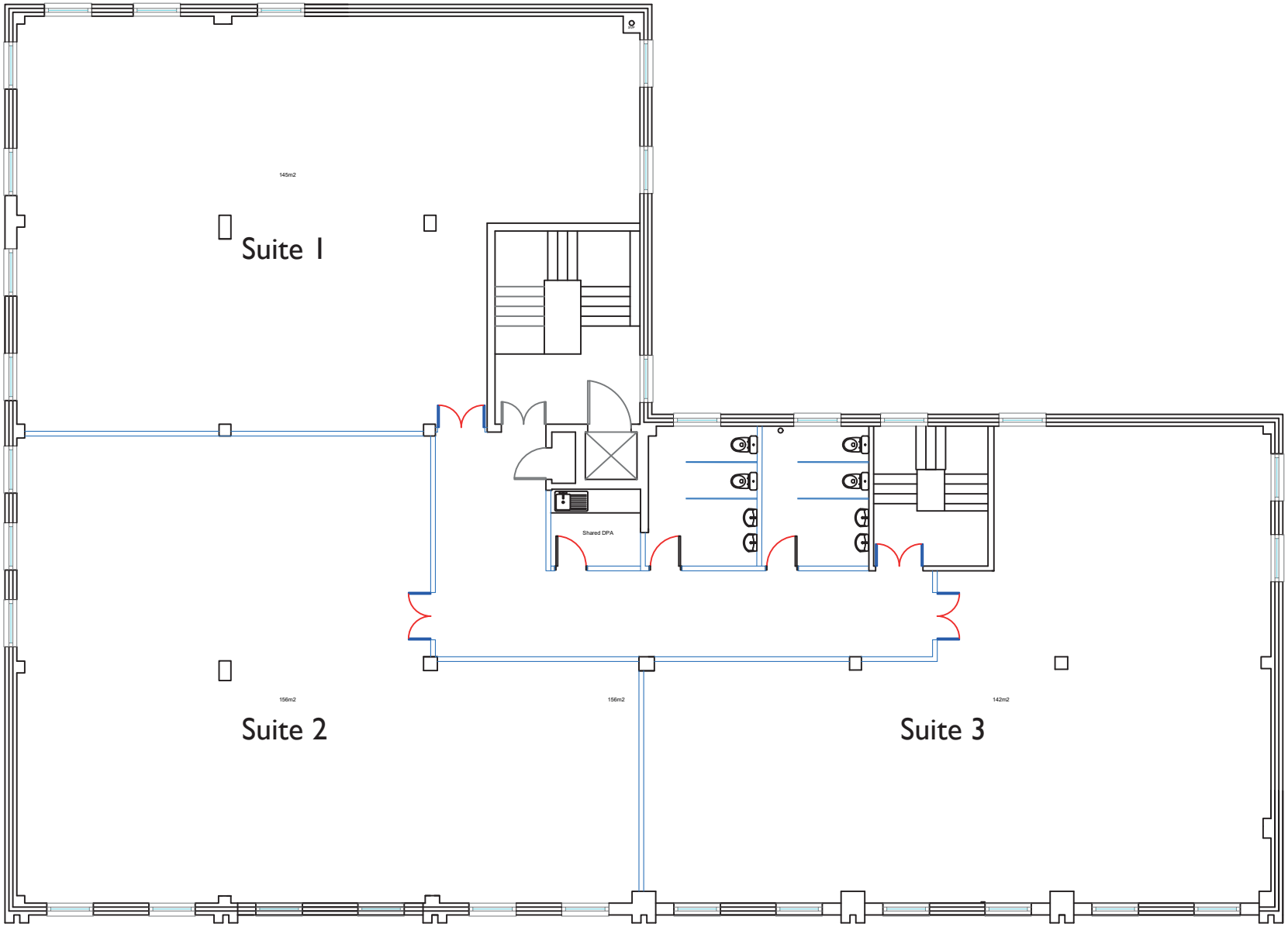
FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

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


145m2
Suite 1
Shared DPA
156m2
156m2
142m2
Suite 2
Suite 3