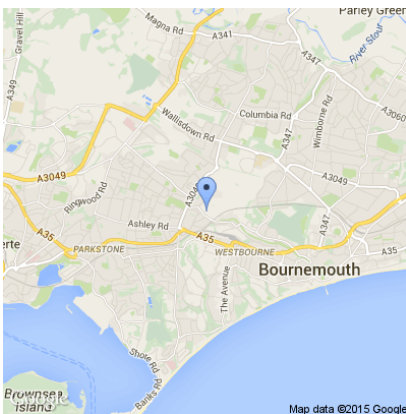


ENERGY HOUSE, POOLE, BH12 1TR



Location

The building is situated within the suburban district of Poole adjacent to Bransome Business Park. The property is a three storey office building of brick construction.

The building benefits from; carpet floor covering, suspended ceiling, aluminium coated double glazing, comfort cooling system and suspended ceiling. Externally the accommodation provides ample car parking facilities.

Description

The office property is located on the Bourne Valley Business Park conveniently near to the junction of Yarmouth Road and Bourne Valley Road approximately 1/4 miles from Poole Road which connects directly into the Wessex Way.

Also within 1/4 of a mile is Branksome mainline railway station which provides a service to London Waterloo. Poole town centre is approximately 3 miles to the west and Bournemouth town centre approximately 2 miles to the east.

Accommodation

The building comprises a 19,521 sq ft office building arranged over 3 floors.

Ground Floor:

6,471 sq ft (601.17 sq m)

First Floor:

6,536 sq ft (607.16 sq m)

Second Floor:

6,514 sq ft (605.15 sq m)

Externally the building benefits from ample car parking provisions.

Business Rates

Interested parties are invited to make their own enquiries to the Local Authority to discuss the Business Rates assessment.

VAT

Rent or prices quoted are exclusive of VAT.

Tenure & Occupation

The premises are available To Let by way of a new lease on either a floor by floor basis or as a whole, terms of which to be agreed.

Legal Costs

Each party are to bear their own reasonably incurred legal costs in connection with the matter.

Conditions

Subject to Contract.

Viewing

For any further question or to arrange a viewing please contact the marketing agents.

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