

# TO LET

DETACHED SELF CONTAINED TWO  
STOREY OFFICE BUILDING  
APPROX. 633 SQ M (6,814 SQ FT)

ON BEHALF OF



Condor House, New Harbour Road, Poole, BH15 4AJ



**sibbett  
gregory**



## LOCATION

The subject property is situated off New Harbour Road at the historic port of Poole. The port is situated 1.5 miles south west of Poole town centre and resides within close proximity to the A350, providing good connectivity to the A35 at Holes Bay which runs towards Dorchester to the West and Bournemouth to the East.

New Harbour Road plays both a crucial role in Poole Harbour's economic and marine industries, as well as providing direct links across the channel supporting wider transport infrastructure.



## AMENITIES

The following amenities are located in the immediate vicinity:

- Poole Quay (1.4 miles)
- Dolphin Shopping Centre (1.5 miles)
- Travelodge (1 mile)
- Poole train station (1.5 miles)
- Poole bus station (1.6 miles)



## SPECIFICATION



Surface mounted LED lighting



Floor boxes for power and IT



Window blinds



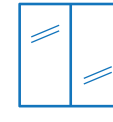
Wall mounted power and data sockets



Ground floor heating in part



2 Showers



Double glazing



Large communal kitchen on first floor



Communal ladies, gents and disabled WCs



27 car parking spaces

## DESCRIPTION

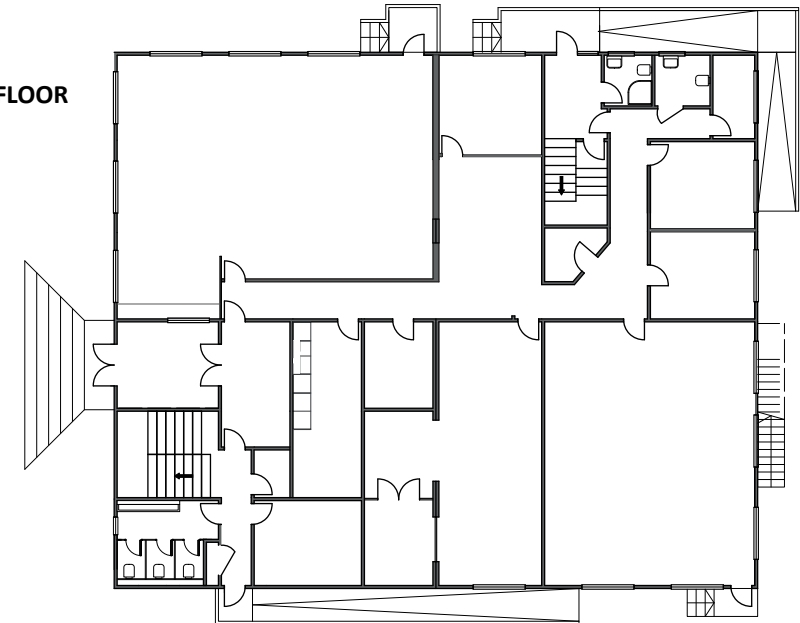
The property comprises a substantial, two-storey detached modular office building with a flat roof. The subject premises sits on a well-established site which has 27 parking spaces positioned immediately at the front of the building, as well as the potential opportunity for bike storage at the rear.

A suitably sized reception and lobby area on the ground floor leads into a corridor space which provides access to the office accommodation, as well as facilities including a communal kitchen, WCs and storerooms. A shower room is positioned adjacent to the disabled WC at the rear side entrance door of the property, with an additional shower room located on the first floor directly above.

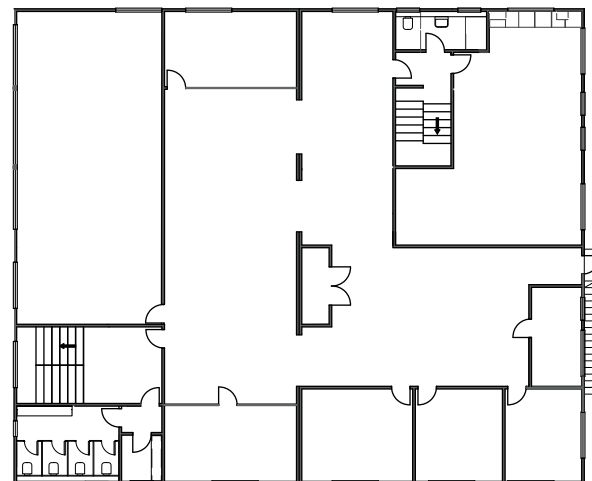
The first floor can be accessed via two different staircases located at the front and rear of the property which serve as access routes to further office accommodation, as well as a larger communal kitchen and additional ladies/gents/disabled WCs.

The office accommodation on both the ground and first floor comprises a combination of open-plan accommodation together with partitioned offices and meeting rooms, in addition to a boardroom on the first floor and the opportunity for substantial storage space throughout.

GROUND FLOOR



FIRST FLOOR



## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Ground Floor	293	3,152
First Floor	340	3,662
<b>TOTAL</b>	<b>633</b>	<b>6,814</b>

## TENURE

A new effective Full Repairing and Insuring lease for a term to be agreed.

## RENT

£60,000 per annum exclusive of business rates and VAT.

## BUSINESS RATES

The property has a rateable value of £52,000 effective from 1 April 2023.

## EPC

EPC C - 57

## VIEWING

Strictly by appointment with the Sole Agent, 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.