ON BEHALF OF

Poole Harbour Commissioners

TO LET

FIRST FLOOR OFFICE WITHIN A SUBSTANTIAL BUILDING IN THE PORT OF POOLE APPROX. 386.4 SQ M (4,160 SQ FT)

First Floor, Portcullis House, New Harbour Road South, Poole, BH15 4AJ

sibbett gregory

LOCATION

The property was built in 1990 and is located on New Harbour Road South within the Port of Poole. New Harbour Road connects with New Quay Road which in turn links to Bridge Approach at Poole Quay and Blandford Road (B3068). The property has excellent access to A350 Holes Bay Road which leads to A35 dual carriageway providing connectivity to both Dorchester and Bournemouth.

The Port of Poole is situated 1.5 miles to the south of Poole town centre with has both bus and train stations together with the Dolphin Shopping Centre. Poole Quay is within easy walking distance which provides a variety of hospitality and leisure facilities.

AMENITIES

The following amenities are located within the immediate vicinity:

- Poole Quay (1 mile)
- Dolphin Shopping Centre (1.5 miles)
- Travelodge (1.3 mile)
- Poole train station (1.5 miles)
- Poole bus station (1.6 miles)

SPECIFICATION

Suspended ceiling with inset lighting

Gas heating

Floor boxes for power and IT

Wall mounted power and data sockets

Window blinds

Kitchentte

Male and female WC's

Lift

Security entry system

8 car parking spaces

DESCRIPTION

The premises comprise the first floor of a substantial, detached office building in the Port of Poole. The accommodation is a combination of open plan and partitioned offices and benefits from good natural light.

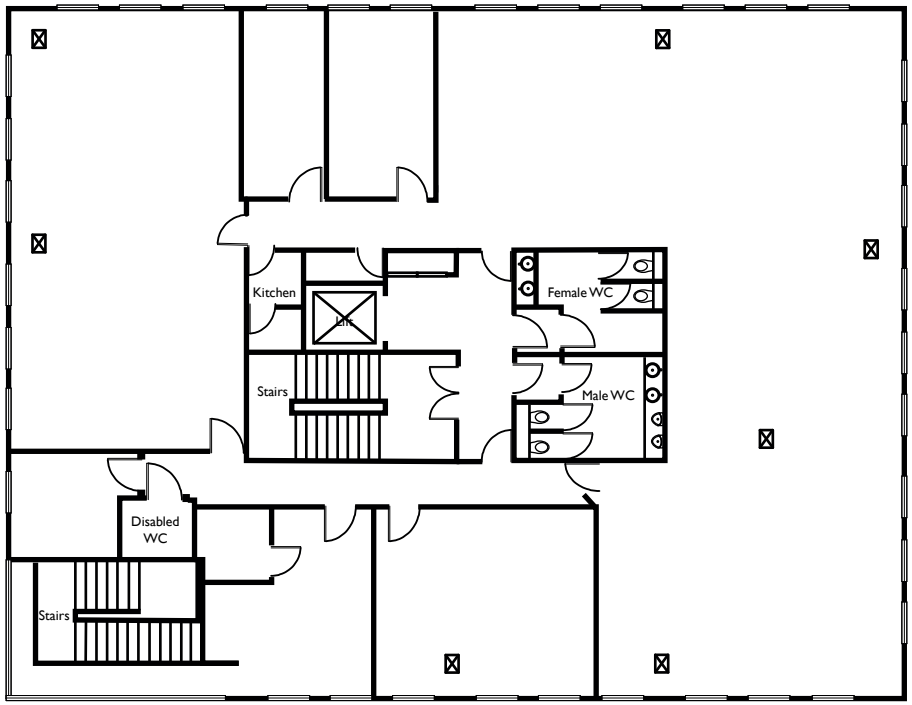
There are two entrances at the front and rear of the building and the central core provides lift and staircase access to the first floor together with male and female toilets and an additional seperate WC.

There is a small kitchenette on the first floor but the premises also have shared use of a large kitchen on the top floor together with break-out/recreation space and a conference/meeting room. There are balconies on the top floor providing external space with excellent views of Brownsea Island and Poole Harbour.

The first floor comprises approx. 386.4 sq m (4,160 sq ft) and has 8 allocated parking spaces within the secure car park.

TENURE

The premises are available by way of a new lease for a term to be agreed.



FOR ILLUSTRATIVE PURPOSES ONLY

RENT
£55,000 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES
The first floor has a rateable value of £69,500 effective from 1 April 2026.

EPC
EPC C - 71

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.