

TO LET MERCHANTS HOUSE

VANGUARD ROAD | POOLE | BH15 1PH



**sibbett
gregory**

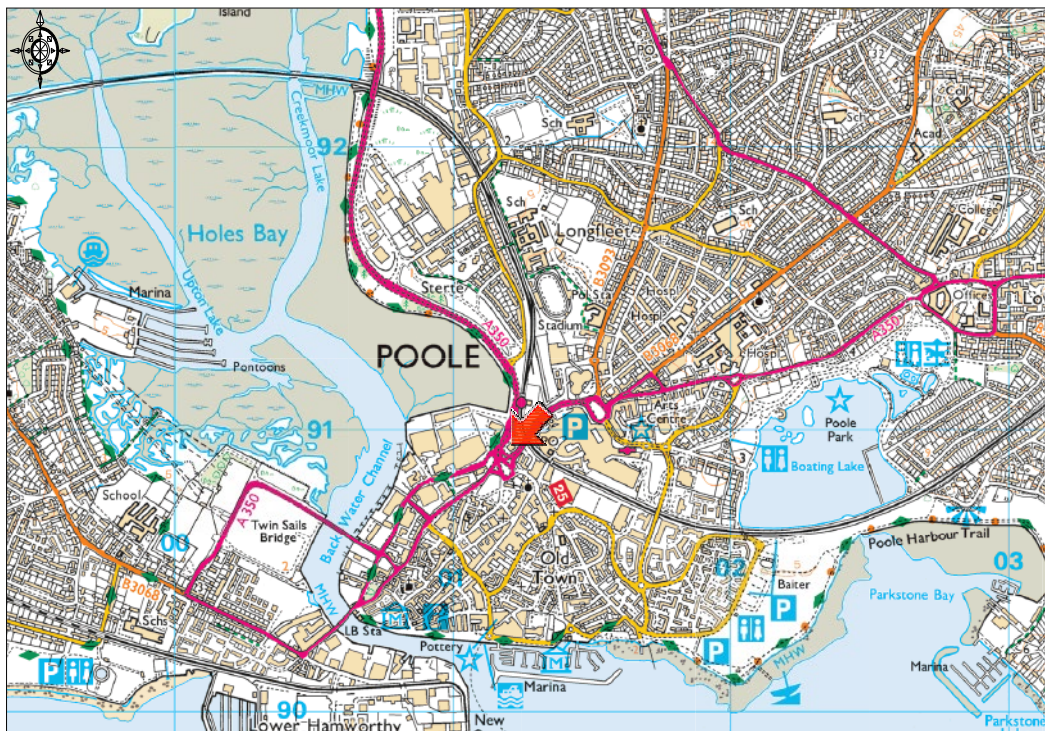


FEATURES

Merchants House benefits from the following:

- Landmark town centre office building
- Excellent onsite parking (66 marked spaces)
- Total net internal floor area approx. 16,918 sq ft (1,572 sq m)
- Close to all town centre facilities
- Situated opposite Poole railway station





3D visualisation of proposed entrance lobby

LOCATION

Merchants House is a five storey office building occupying a prime landmark position within Poole Town Centre. The property benefits from:-

- Very prominent location.
- Direct access from Holes Bay Road dual carriage way (A350).
- Situated opposite Poole Railway Station (services to London Waterloo and Weymouth).
- Close to all town centre facilities including Dolphin Shopping Centre and Poole Quay.
- Views over Holes Bay (Poole Harbour).

DESCRIPTION

The property provides an excellent parking ratio with 66 onsite marked parking spaces below and around the building. Access to the car park is by way of an access control barrier from Vanguard Road.

The specification includes:-

- Ground floor reception area with disabled w.c. facilities and two showers.
- Lift access to first, second and third floors.
- Male and female toilets at first, second and third floor levels.
- Combined air conditioning and heating system.
- Raised access floors within main office areas.
- Double glazed windows.
- Carpeted within main office areas.

The building, which is of brick construction under tiled roof sections, provides accommodation over five floors as follows:-

ACCOMODATION	SQ M	SQ FT
Ground floor reception		
First floor - Open plan office	484.00	5,209
Second Floor - Open plan office	484.00	5,209
Third Floor - Open plan office	485.00	5,220
Fourth Floor - Open plan office	119.00	1,280
TOTAL APPROX NET INTERNAL FLOOR AREA	1,572	16,918

TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease to incorporate 5 yearly upwards only rent reviews.

Rent upon application to the agents.

TIMESCALE

Available July 2019.

RATEABLE VALUE

The VOA website shows a rateable value of £187,000 within the 2017 rating list.

Rates payable will be calculated using the current multiplier

ENERGY PERFORMANCE

An EPC has been commissioned.

VIEWING

Further details and arrangements to view through the agents Sibbett Gregory.

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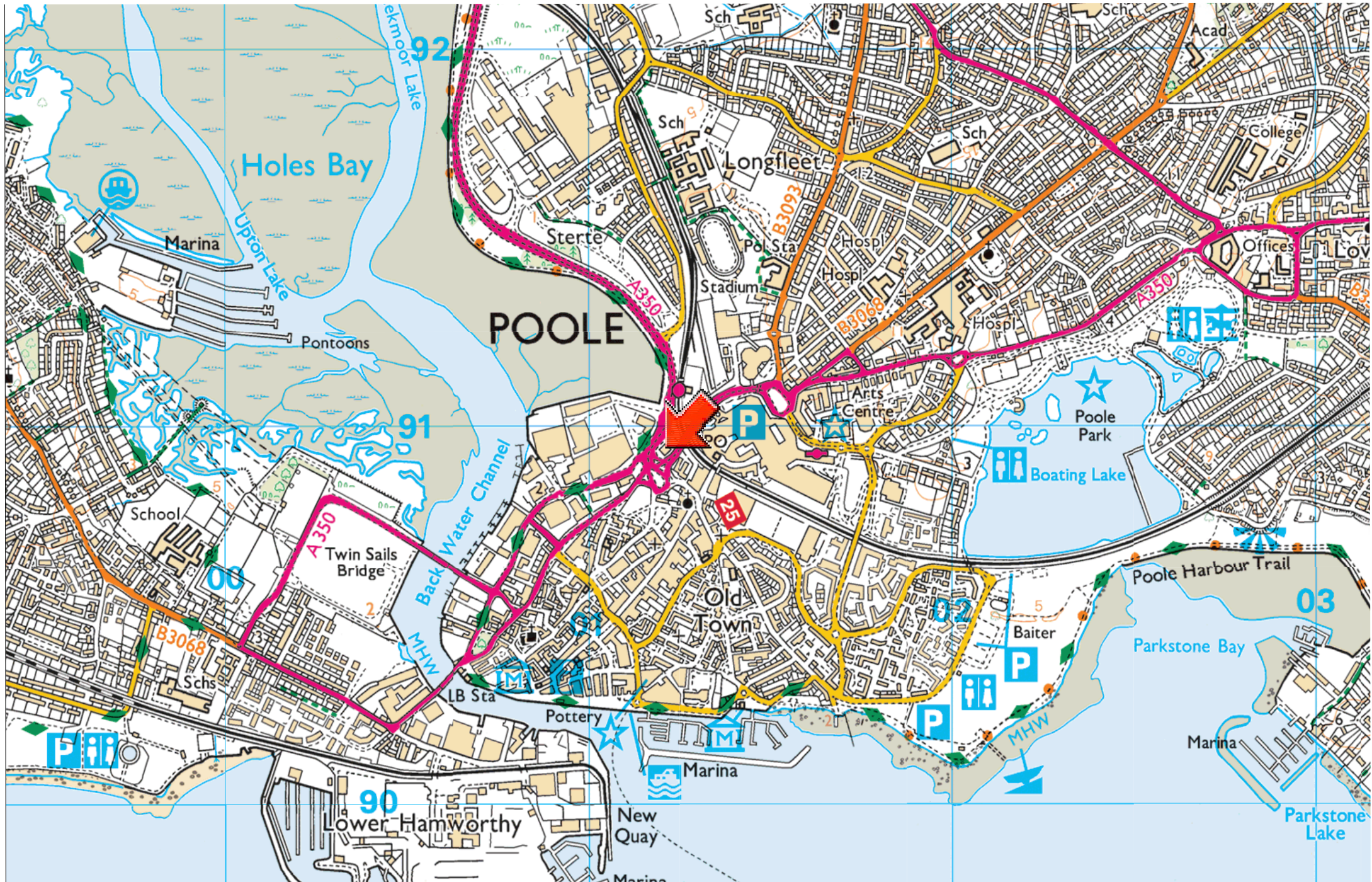
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For identification purposes only

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