

TO LET

Office Suite in Busy Location

MAVA
REAL ESTATE

Suite 4, First Floor Office, 1551 Wimborne Road, Bournemouth, BH10 7AZ



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR



Key Features

- Net Internal Area 324 Sq. Ft. (30.11 Sq. M.)
- Prominent corner location fronting the busy Wimborne Road
- 100% Rates Relief (Subject to Eligibility)
- Available Now
- Low Upfront Cost to Rent
- Class 'E' Office Use.

Location & Description

The busy Bournemouth suburb of Kinson is located approximately 5 miles north of the town centre and provides good local shopping facilities for the densely populated surrounding area.

The premises are prominently situated on the A341 Wimborne Rd which forms part of the conurbation's principal northern arterial route. The property lies at the junction of Horsham Avenue.

Kinson has benefitted from substantial inward investment over the last few years and now features a 24,000 sq ft Tesco supermarket. Costa also have an outlet closeby.



What3words: [envy.jungle.backup](#)

Accommodation

Floor Areas	Sq Ft	Sq M
Suite 4	324	30.11
Communal Kitchen and Toilet Facilities		
Total Net Internal Area	324	30.11

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Terms

Available to rent for £575 per month exclusive of electricity, business rates and internet. The property is available on flexible terms and with low up front costs.



EPC

Asset Rating D (82)

Rateable Value

Rating £5,500
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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