



OFFICE SPACE TO LET

NEW LEASE £12,000 p.a.

 **SUITE 6, 12-14 HIGHSTREET, POOLE, DORSET, BH15 1BP**



KEY FEATURES

- Large office space and meeting room#
- Situated in Old Town Poole
- New lease
- Total floor area: 790 sq.ft. (73.39 sq.m.)

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SITUATION & DESCRIPTION

The offices occupy an excellent location in the lower High Street area of Poole approximately 50 yards from the vibrant Quayside and close to the historic Old Town. Street parking is available immediately in front of the premises and other public car parks are located within the Old Town area.

The office suite benefits from a main entrance door fronting onto the High Street and rear access.

ACCOMMODATION

Office Area:	545 sq.ft.	(50.57 sq.m.)
Meeting Room:	245 sq.ft.	(22.79 sq.m.)
Plus Kitchen Facilities		
Total Floor Area:	790 sq.ft	(73.39 sq.m.)

PLANNING

Class E Use (Office Use)

EPC RATING -

B-50

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TENURE

Available on a new lease with terms to be negotiated at a rental of £12,000 per annum

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check

RATEABLE VALUE

Currently £1,850 but is expected to rise in April 2026 to £7,700
No rates payable subject to qualification.

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

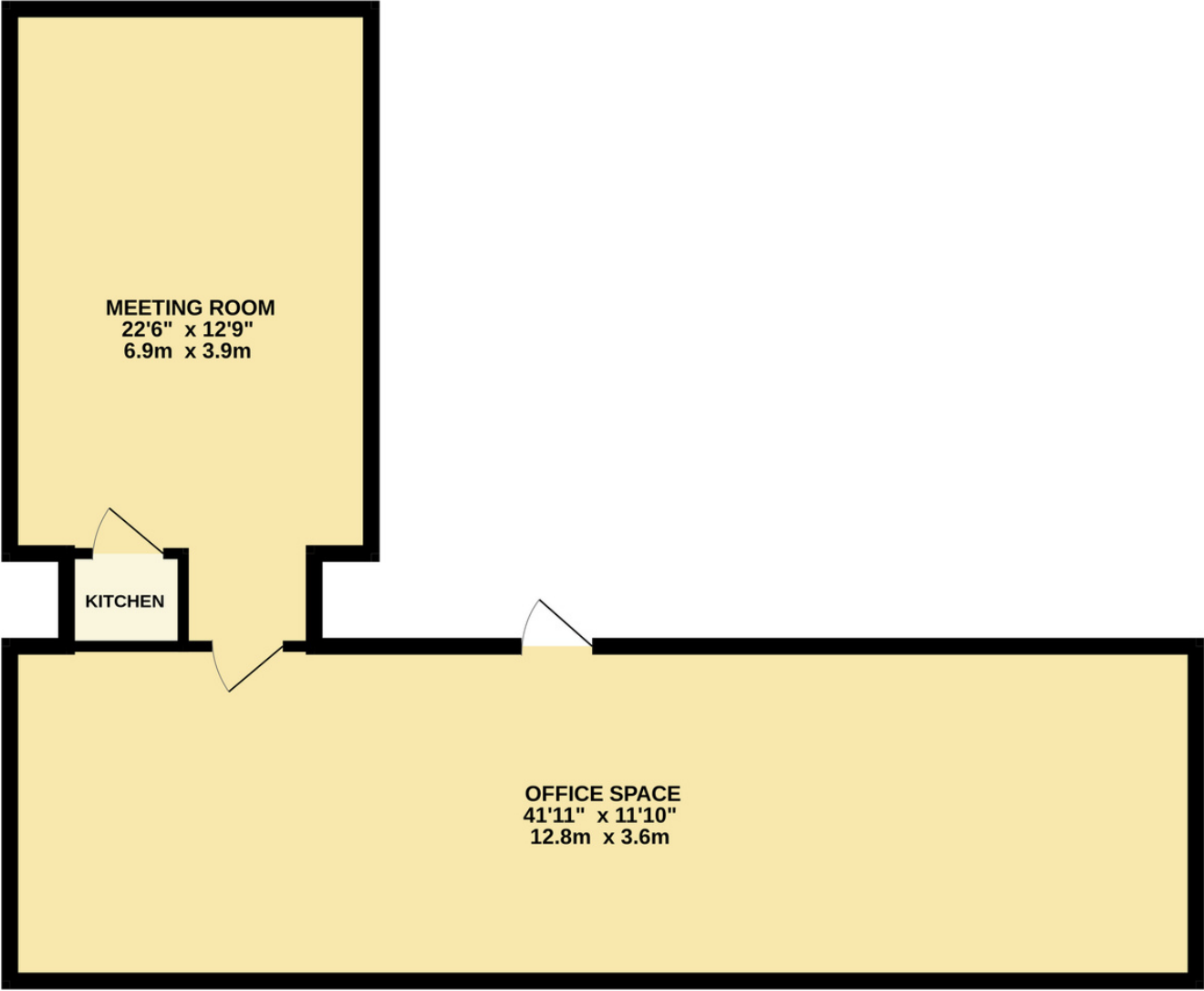
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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SECOND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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