

## FOR LET

### GROUND FLOOR OFFICE SUITE (open plan) with car parking

**Suite 1  
Athena House  
612-616 Wimborne Road  
Winton  
Bournemouth  
BH9 2EN**

- \* Well located on busy main thoroughfare and bus route
- \* Allocated car parking
- \* Open plan layout and street frontage.
- \* 974 sq ft
- \* Central heating

**\* ALL INCLUSIVE RENT OF  
£20,000 PAX**



## LOCATION

The premises occupy a prominent position at the top of St Peters Hill between the junctions with Smithfield Place and Library Road on Wimborne Road, a principle thoroughfare and a main bus route.

Winton is a busy, popular suburb of Bournemouth offering an array of multiple retailers including Waitrose, Sainsbury's and Lidl and Wetherspoons.

Bournemouth Town Centre is approximately 2 miles distance away, to the south.

## DESCRIPTION

Athena House is a two-storey detached office building. Suite 1 access is immediately adjacent the main communal entrance, provides 974 sq ft of office accommodation and benefits from the following attributes:-

- ❖ Suspended ceiling with inset lighting
- ❖ Wall and floor trunking
- ❖ Full gas central heating
- ❖ Communal male and female cloakrooms
- ❖ Communal kitchen
- ❖ Allocated car parking for 2 vehicles (unlimited on street car parking in adjoining road).
- ❖ Free BT Infinity Broadband

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £20,000 per annum exclusive, subject to periodic reviews.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

To be separately assessed.

Small Business Rates Relief will apply (subject to status)

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D  
The full EPC and recommendations report are available on request.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-



Steve Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245



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