



# Merck

H O U S E

SELDOWN ROAD • POOLE • DORSET • BH15 1TD

## TO LET

### PRESTIGIOUS POOLE CENTRE OFFICE SPACE

**4,402 sq.ft - 20,705 sq.ft**

(409 sq.m - 1,924 sq.m)

- HIGHLY ACCESSIBLE
- QUALITY SPECIFICATION
- LARGE FLOOR PLATES
- EXCELLENT PARKING

**Lambert  
Smith  
Hampton**





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### LOCATION

Merck House enjoys a central and highly prominent location adjacent to the town's Art Centre, on the edge of the established office pitch within Poole.

Merck House is situated near to the centre of Poole, directly opposite the Central Bus Station and Dolphin Square Shopping Centre. Accessibility is excellent by all modes of transport with Poole Railway Station just a 5-minute walk from the building, providing a regular service to London Waterloo.

### DESCRIPTION

Merck House comprises an office building of 55,466 sq.ft, arranged over basement, ground and seven upper floors. The building has a reinforced concrete structure and is octagonal on plan with a fully glazed curtain walling system incorporating reflective glass.

Merck House is fully air conditioned with a four-pipe fan coil system, two 10 person passenger lifts, full access raised flooring, double glazed curtain walling with fitted blinds and suspended ceilings with integrated LED lighting. The property benefits from on-site car-parking, within a multi-storey car park, immediately to the rear.

### SPECIFICATION

**Merck House benefits from the following:**

- Secure car-parking for a total of 184 vehicles
- Fully air conditioned with four-pipe fan coil system
- Raised access flooring to open plan office areas
- Fully DDA compliant
- Floors served by 2 x 10 person (800kg) passenger lifts

**Merck House has undergone a comprehensive programme of works in 2016, including:**

- Upgraded male and female toilets on each floor and communal staff shower facilities on the 7th floor
- Refurbished Reception Area
- New suspended ceilings with integrated LED lighting
- New boilers and chillers
- Parking ratio equating to approx 1 space per 280 sq.ft

**In addition:**

- An upgraded Building Management System (BMS) will be provided from early 2017 offering occupiers localised control of the air conditioning system on each floor
- The core central plant will be replaced by early 2017, improving the efficiency and resilience of services throughout the building

### SUMMARY OF ACCOMMODATION\*

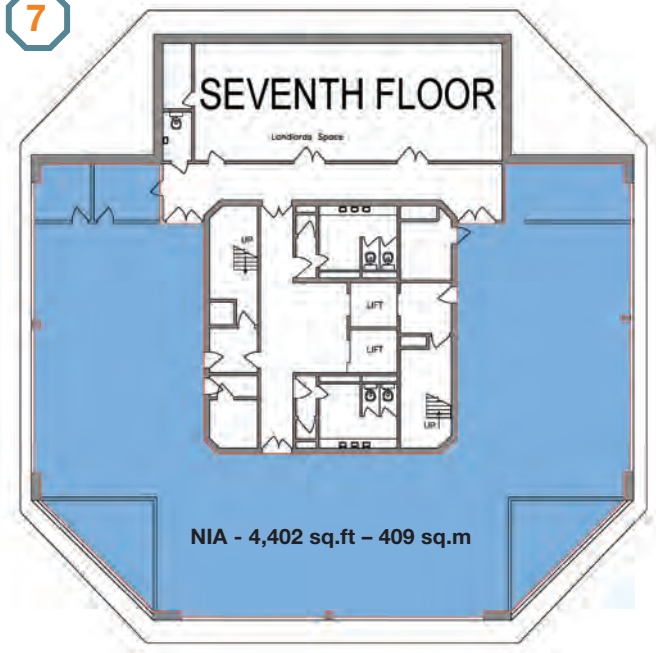
<b>Seventh Floor:</b>	4,402 sq.ft	409 sq.m
<b>Sixth Floor:</b>	7,856 sq.ft	730 sq.m
<b>Fourth Floor:</b>	7,856 sq.ft	730 sq.m
<b>Part Basement:</b>	591 sq.ft	55 sq.m

\*All sizes approximate

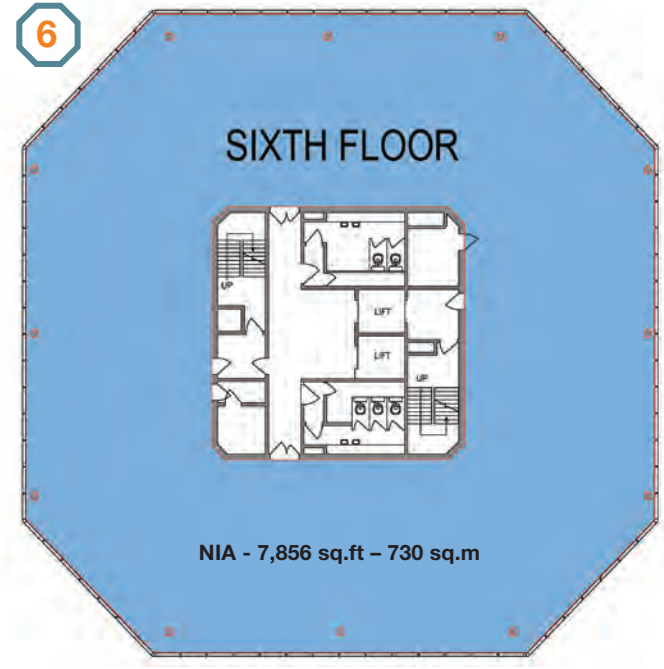




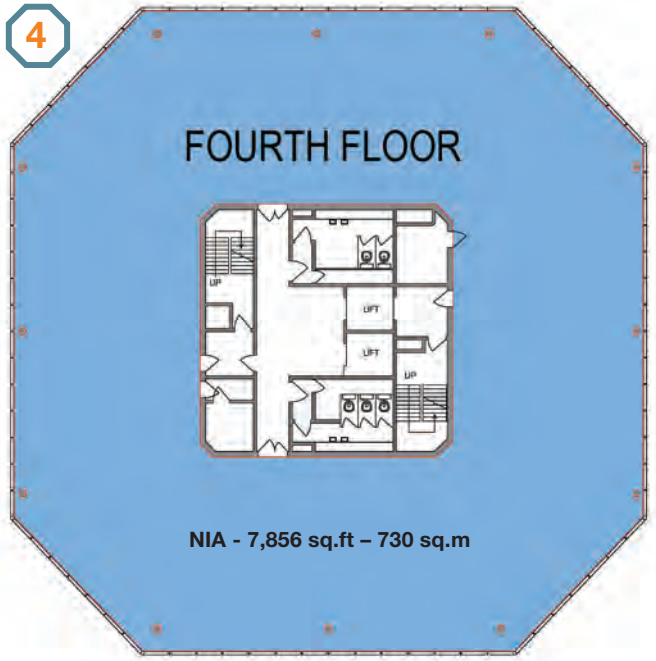
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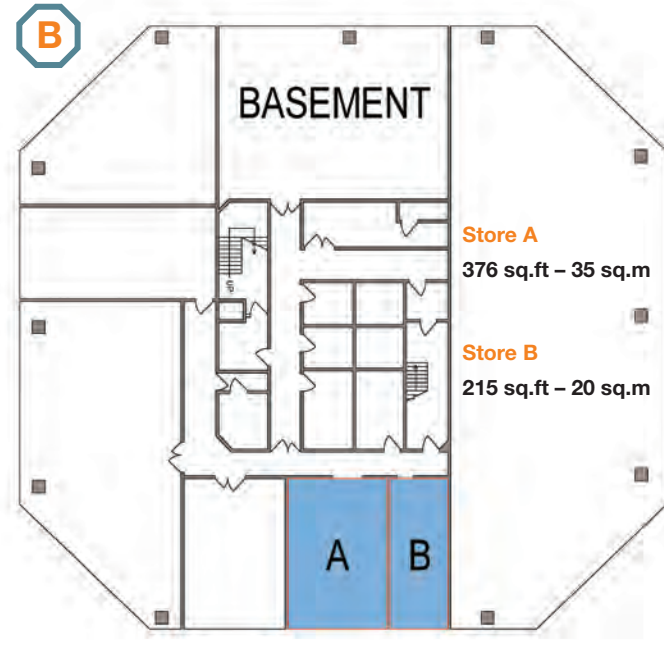
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## TENURE

The offices are to let on effectively Full Repairing and Insuring lease terms.

The premises are available either as a whole or on a floor-by-floor basis. Consideration will be given to splitting the 4th floor, subject to terms.

## RENT

Rent on application

## RATEABLE VALUE

The business rates for the property are subject to re-assessment. Interested parties are encouraged to make further enquiries at [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

A service charge is payable for the maintenance and running costs for the common parts of the building. Further details are available on application.

## LEGAL COSTS

Each party to be responsible for its own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## EPC

EPC on application

## DISCLAIMERS

### CGIs

The images featured here are rendered to give an impression of the design only and are subject to change without notice.

### Floor plans

These plans are for layout guidance only. Not drawn to scale. Windows and door openings are approximate. Whilst every care is taken in the preparation of these plans, please check all dimensions, shaped and compass bearings before making any decisions reliant upon them.



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## VIEWING

Strictly by prior appointment through the agents  
**Lambert Smith Hampton** through whom all negotiations must be conducted:

## ANDREW HODGKINSON

Email: [AHodgkinson@lsh.co.uk](mailto:AHodgkinson@lsh.co.uk)

Direct Line: 023 8071 3075

Mobile: 07702 801 595

**Lambert  
Smith  
Hampton**



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