

TO LET

MODERN OFFICE ACCOMMODATION

Suite 2 Unit C
Acorn Office Park
Ling Road
Tower Park
Poole BH12 4NZ

1,896 sq ft (176.2 sq m) approx

£26,000 per annum exclusive



LOCATION

Acorn Office Park is situated fronting and with access from Ling Road close to the Tower Park leisure complex approximately 3 miles north of Poole town centre and 5 miles west of Bournemouth town centre. This location offers good access to the Dorset Way (A3049) dual carriageway providing links to Dorchester to the west via the A35 and Ringwood, Southampton and the national motorway to the east via the A31.

ACCOMMODATION

The available accommodation comprises one suite on the upper ground floor of Unit C. Access into the property is from the car park at ground level into a communal lobby where male, female and disabled toilets are situated.

Features include:-

- ❖ The suite is currently partitioned to provide offices, meeting room, comms room and store
- ❖ Kitchen/rest room
- ❖ Gas fired central heating
- ❖ Comfort cooling/heating cassettes
- ❖ Suspended ceilings with Category 2 lighting
- ❖ Double glazed windows
- ❖ Floor access boxes for cabling
- ❖ Perimeter trunking
- ❖ Carpeting
- ❖ 7 Allocated car parking spaces

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.



TENURE

The accommodation is available to let by way of a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£26,000 per annum exclusive of business rates, VAT, service charge and insurance premiums, payable monthly in advance by standing order.

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value £21,500

ENERGY PERFORMANCE CERTIFICATE

Recommissioned

The full EPC and recommendations report are available on request.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings

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.



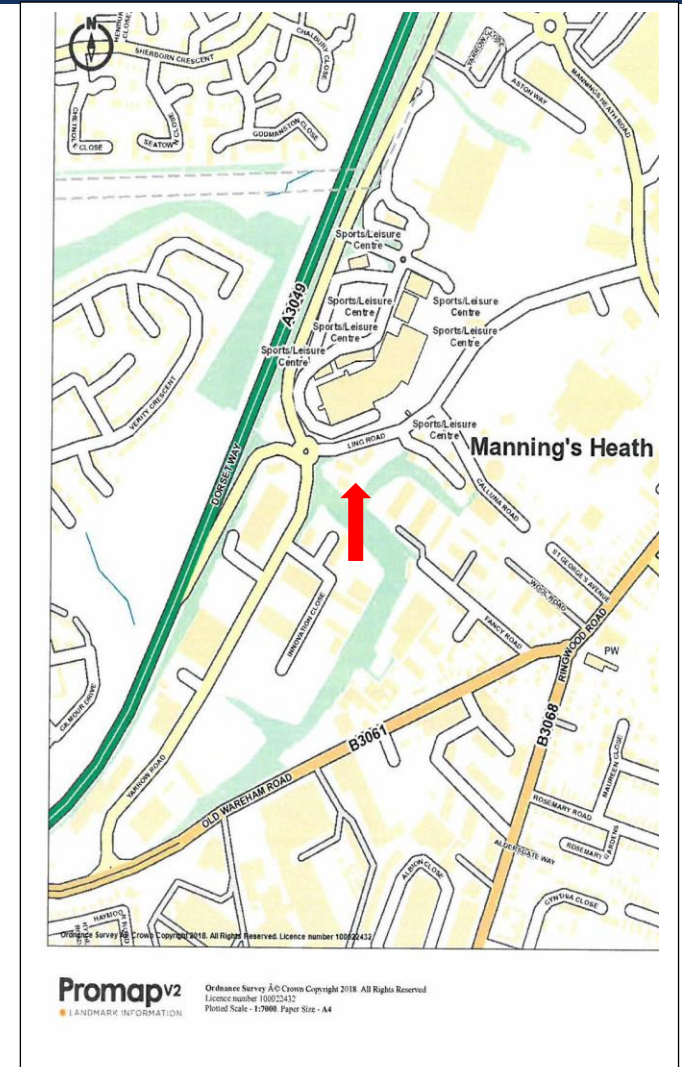
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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole agents:-



Steve Chiari
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01202 550245



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