



HALF RENT FOR THE FIRST 12 MONTHS OF A LEASE (subject to terms)

Unit 1
Coy Pond Business Park
Ingworth Road, Branksome
Poole



MODERN OFFICE ACCOMMODATION TO LET
197 SQ M (2,120 SQ FT)

FLOOR AREA	Ground Floor	104 sq m	(1,119 sq ft)
	First Floor	93 sq m	(1,001 sq ft)
	Total	197 sq m	(2,120 sq ft)

LEASE The premises are available on a new Full Repairing and Insuring lease for a term to be negotiated. Any lease will incorporate regular upward only rent reviews.

RENT £23,320 per annum exclusive

PARKING 6 parking spaces

RATES Rateable Value (April 2010) - £20,750

SERVICE CHARGE A service charge will be payable in respect of the maintenance and services in the estates common areas including security, landscaping and window cleaning. Further details are available upon request.

LEGAL COSTS The ingoing tenant is to be responsible for the Landlord's reasonable legal costs.

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.



At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.