



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

Unit 2
Coy Pond Business Park
Ingworth Road, Branksome
Poole



MODERN OFFICE ACCOMMODATION TO LET
FROM APPROX 105 SQ M (1,130 SQ FT) TO 227 SQ M (2,446 SQ FT)

FLOOR AREAS	Unit 2a	Ground Floor	122 sq m	(1,316 sq ft)
	Unit 2b	First Floor	105 sq m	(1,130 sq ft)
	Total		227 sq m	(2,446 sq ft)

LEASE Available on a new Full Repairing and Insuring lease for a term to be agreed, either for the property as a whole or on a floor by floor basis.

RENT	Ground Floor	£13,160 per annum exclusive
	First Floor	£11,300 per annum exclusive
	Whole	£24,460 per annum exclusive

PARKING	Ground Floor	3 parking spaces
	First Floor	3 parking spaces
	Whole	6 parking spaces

RATES Rateable Value (April 2010) - £24,000

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.