



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

Unit 4  
Vista Place  
Coy Pond Business Park  
Ingworth Road, Branksome  
Poole



**MODERN OFFICE ACCOMMODATION TO LET  
SUITES FROM APPROX 86.7 SQ M (934 SQ FT)  
TO 214.0 SQ M (2,303 SQ FT)**

UNIT	SIZE SQ M	SIZE SQ FT	RENT P.A. EXCLUSIVE
Unit 4a	93.0 sq m	( 934 sq ft)	£11,208 per annum
Unit 4b	111.0 sq m	(1,228 sq ft)	£14,736 per annum
WHOLE	214.0 sq m	(2,303 sq ft)	£27,636 per annum

**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.

**RATES** Rateable Value (April 2010) - £17,250

PARKING	Unit 4a	Unit 4b	Whole
	2 parking spaces	3 parking spaces	5 parking spaces

**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.