

FOR SALE

MODERN OFFICE INVESTMENT

At

Unit 3 Concept Park
Innovation Close
Poole
BH12 4QT

- ◆ Well located on purpose built Business Park
- ◆ Constructed in 2007
- ◆ 2,178 sq ft arranged on ground and first floors
- ◆ Good Specification End Terrace Unit
- ◆ 8 on site car spaces
- ◆ Let to good tenant, new 5 year lease, no break at a rent of £26,250 pax
- ◆ Price - Offers invited over **£350,000 NO VAT**
- ◆ Freehold



Reference: 6384/SGC

LOCATION

An end of terrace two storey office building constructed in 2007 and situated on a purpose designed office park of 5 other units within a landscaped setting.

The property is within an extensive area of commercial development at Mannings Heath. Innovation Close is a cul-de-sac leading off Yarrow Road which in turns links to the A348 Ringwood Road, distributor route to the A35, M27/M3 Motorway network.

Poole Town centre with its intercity rail links and port is approximately 3 miles distant.

DESCRIPTION

Being built in 2007 the accommodation offers attractive, modern offices with suspended ceilings, Cat 2 lighting, raised floors, comfort cooling/heating units and wc's on both floors.

ACCOMMODATION

Ground Floor 1074 sq ft NIA
First Floor 1104 sq ft
Total NIA 2196 sq ft

Eight designated car spaces

LEASE

The premises are let to Tripleplay Services Limited on a new 5 year full repairing and insuring lease from completion at a rent of **£26,250** pax, being in our opinion market rent, no break clause.

THE TENANT

Tripleplay Services Limited was incorporated as a limited company in January 2009. The company accounts filed to December 2017 show gross turnover of £5.32m and net profits before tax of £669,974.

The company has a D & B rating of 2A and a tangible net worth of £3,538m.

ENERGY PERFORMANCE CERTIFICATES

Assessment: Band C (66)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

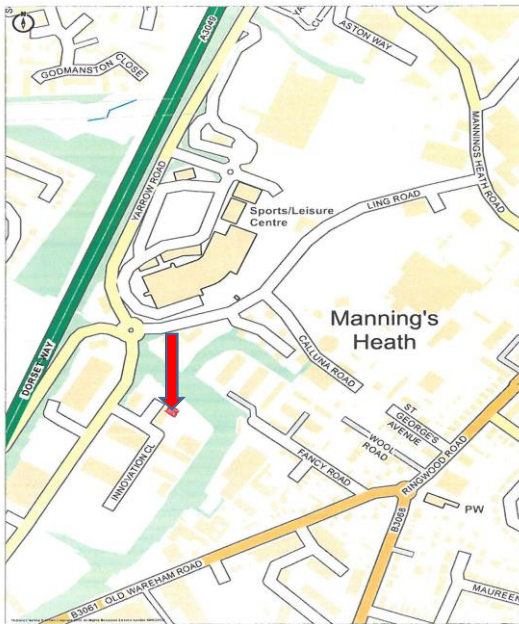
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through Sole Agents:-



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