

TO LET

MODERN OFFICE ACCOMMODATION

Lower Ground floor
Unit C
Acorn Office Park
Ling Road
Tower Park
Poole
BH12 4NZ

1,976 sq ft / 2,005 sq ft / 4,003 sq ft aprox.
184 sq m / 186 sq m / 372 sq m approx

**£21,750 pax / £22,050 pax /
£42,000 pax**



Reference: 2766a/SJT

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.

Unit C is one of four detached two storey pavilion style office buildings on the development set in landscaped grounds with communal lawns.



ACCOMMODATION

The premises comprise the lower ground floor of a detached 2 storey pavilion style office building with brick elevations under a pitched tiled roof. The premises can be let as a whole or split to provide two individual suites. There is a shared entrance into Unit C at ground floor level adjacent to the car park.

Features include:-

- The whole floor is currently arranged to provide an open plan office with some cellular offices around the perimeter
- Suspended ceilings with recessed light fittings
- Carpeting
- Double glazed windows
- Gas fired central heating
- 10 car parking spaces plus use of 2 disabled spaces (whole)
- Floor boxes and some perimeter trunking
- Toilet facilities including disabled WC
- Passenger lift
- Partitioned teapoint with sink drainer and cupboards (whole)

TENURE

The premises are available to let as a whole or in two individual suites on new full repairing and insuring leases for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

Whole - **£42,000** per annum exclusive
Suite A - **£21,750** per annum exclusive
Suite B - **£22,050** per annum exclusive

All rents are exclusive of VAT, business rates, service charge, insurance premiums and all other outgoings.
VAT is payable on the rent.

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

Rateable Value (whole): £41,500 (1 April 2017)

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.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (64).

The full EPC and recommendations report are available on request.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

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ANTI MONEY LAUNDERING REGULATION

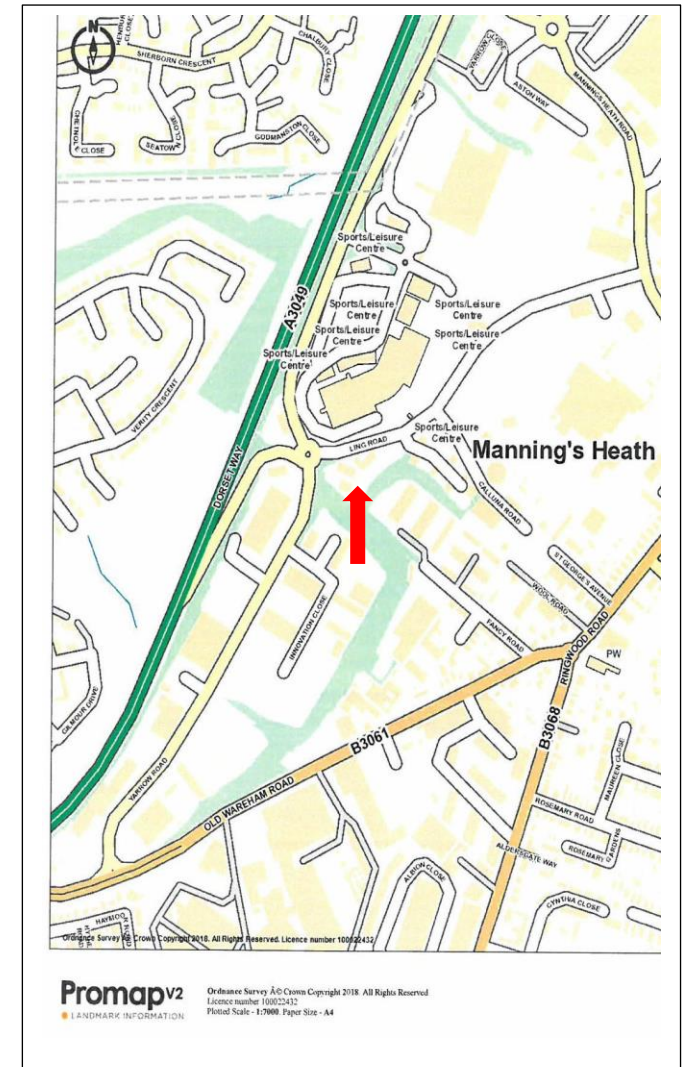
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



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