NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

FOR SALE FREEHOLD

Two adjoining office buildings

Units C and D
The Outlook
Ling Road
Poole, BH12 4PY

- Available individually or as one
- Interconnecting modern units over 2 floors
- 2,024 sq ft / 2,906 sq ft / 4,930 sqft
- High specification
- Car Parking
  - Unit C 15 spaces
  - Unit D 7 spaces
- Prices
  - Unit C £305,000
  - Unit D £305,000
  - As one On application



01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

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LOCATION

The Outlook is well situated in an established, popular, commercial location on Ling Road between the junction with Mannings Heath Road and Yarrow Road overlooking Tower Park.

The A3049 Dorset Way, connects to the A35 / A31 providing access to the M3 / M27.

Poole Town Centre is approximately 4 miles distance and Bournemouth 4.5 miles distance.

There are other business parks off Ling Road and McDonalds, Tesco Express, Pure Gym, Wagamama and Home Bargains all within easy walking distance at the Tower and Mannings Heath retail parks.

DESCRIPTION

The Outlook is a modern, purpose built development of 5 individual, self-contained office buildings of brick construction under pitched tiled roofs.

The accommodation is arranged on ground and first floors. Units C and D are currently interconnecting.

Specifications:-

- Carpets
- Suspended ceilings
- LED lighting
- Disabled cloakroom
- Kitchens in each unit
- Comfort cooling / heating
- Showers (Unit D)

ACCOMMODATION

Unit C	
Ground floor:	1,012 sq ft
First floor:	1,012 sq ft
Total:	2,024 sq ft
Unit D	
Ground floor:	1,453 sq ft
First floor:	1,453 sq ft
Total:	2,906 sq ft

PRICE

Unit C:	£305,000
Unit D:	£305,000
As one:	Price on application

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

Rateable values (From 1st April 2026)

Unit C	£34,500
Unit D	£24,000

ENERGY PERFORMANCE CERTIFICATE

Unit C	Band B (27)
Unit D	Band B (30)

SERVICE CHARGE

A service charge may be payable in respect of communal Estate costs.

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

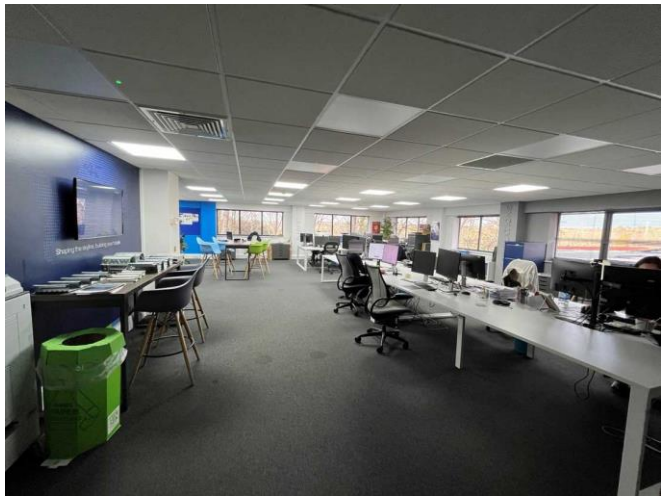
Strictly by appointment through the Sole Agents:-

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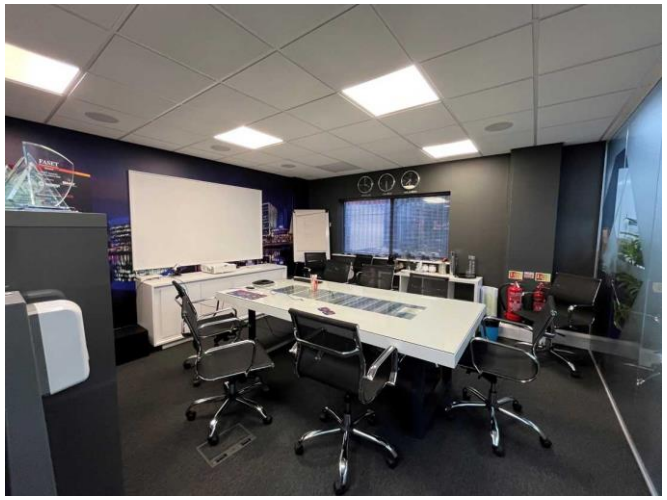
Steve Chiari
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01202 550245

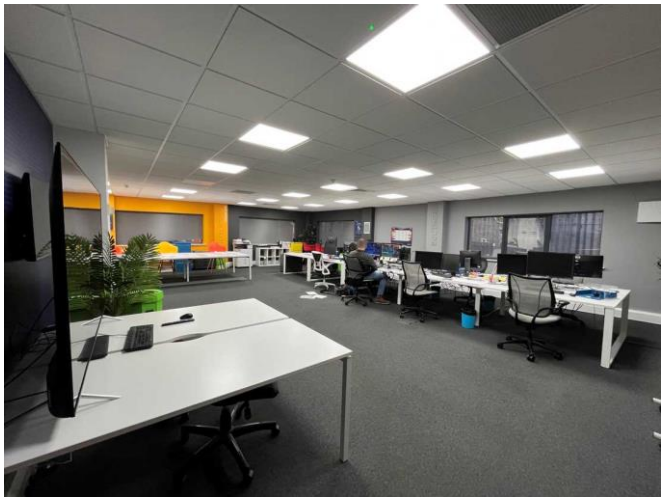


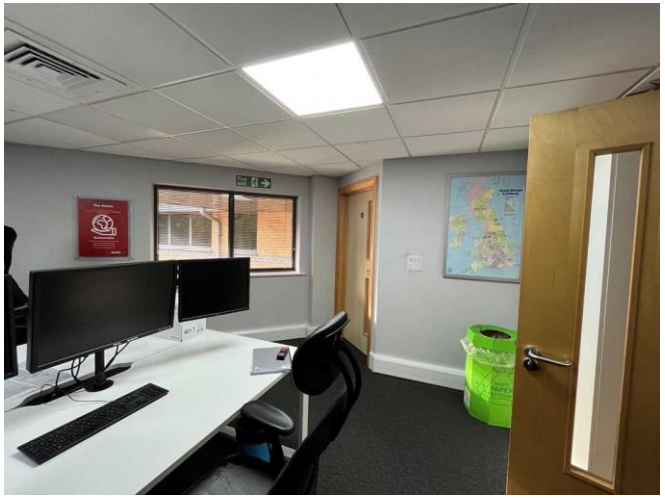
THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED 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.



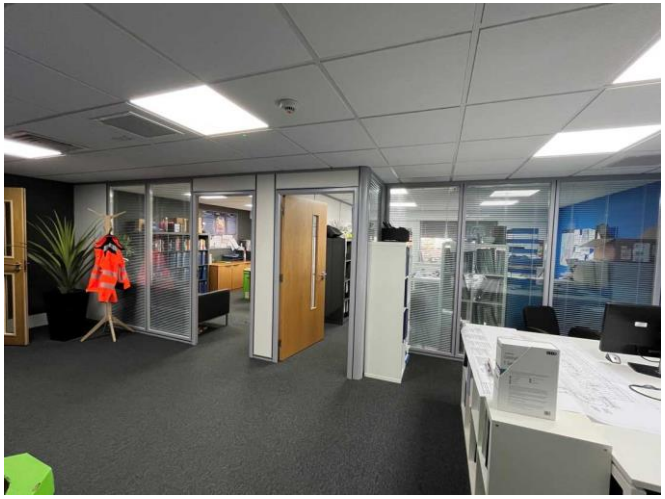






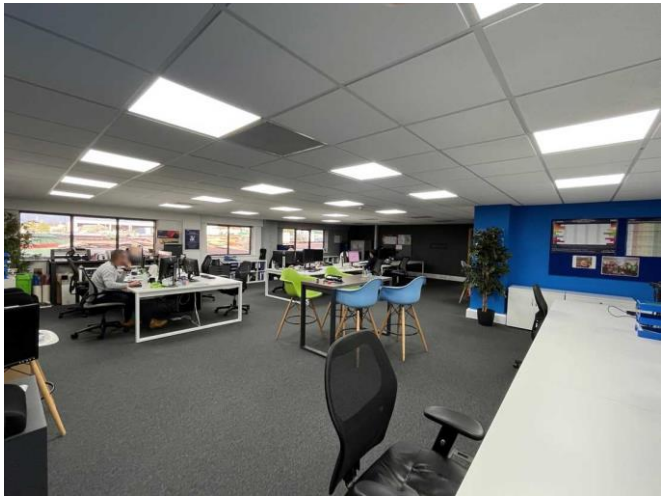


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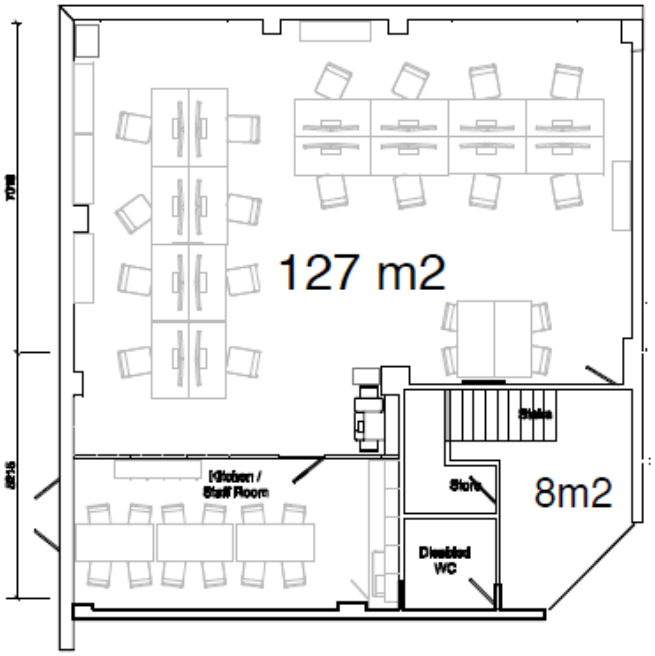




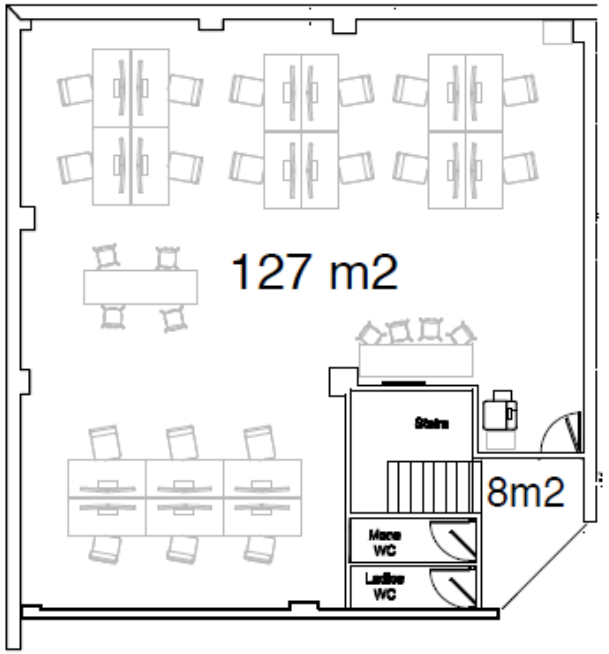


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Ground Floor



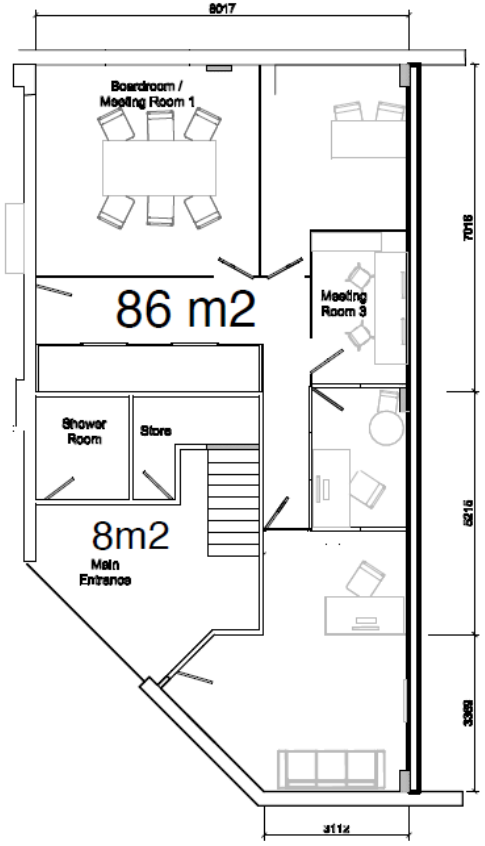
First Floor



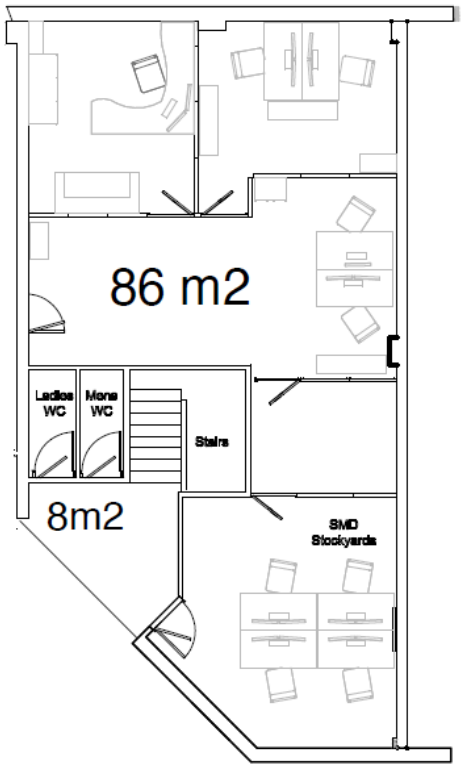
Poole Office I Unit C

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Ground Floor



First Floor



Poole Office I Unit D

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