

TO LET

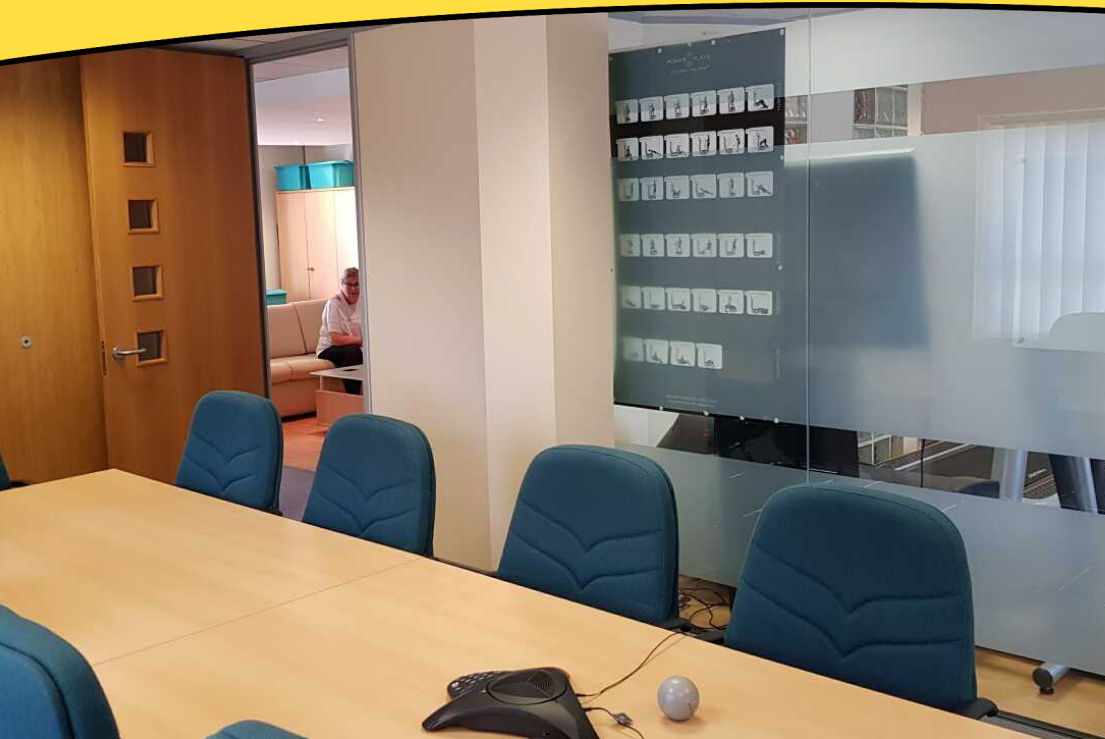


 **Cowling
& West**

01202 558 262
cowlingandwest.co.uk

Detached Office Building with 12 on-site Car Parking Spaces

- 2,430 sq. ft. (225.7 sq. m)
- **Unit 4 Acorn Business Park, Ling Road, Poole, BH12 4NZ**



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● Location

Acorn Business Park is situated off Ling Road immediately adjoining Tower Park which offers a range of leisure and restaurant facilities together with a Tesco superstore. The property lies approximately 3 miles to the north of Poole town centre and 5 miles to the west of Bournemouth town centre.

The location offers good access to Dorset Way (A3049) dual carriageway which in turn links with the A35 going west and the A31 to the east.

● Description

The property comprises a two storey pavilion style detached office building with brick elevations under a pitched roof.

The front door provides access to an entrance hall and staircase. Each floor is predominantly open plan, although there are currently some demountable partitioned areas.

● Accommodation

Ground floor	1,200 sq. ft.
First floor	1,230 sq. ft.
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TOTAL	2,430 sq. ft.

[VIEW LOCATION MAP](#)

[GOOGLE STREET VIEW](#)

● Features

- Suspended ceilings with in-lay lighting
- **Double glazed windows**
- **Carpeting**
- **Gas fired central heating**
- **Shower facilities**
- **Male and female WC's**
- **12 car parking spaces**

● Tenure

The property is available on a new full repairing and insuring lease on terms to be agreed.

● Rent

£35,000 pa. exclusive of rates, VAT, service charge and insurance premiums. We understand that the rent is subject to VAT.

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● Rates

We are advised by BCP Council that the rateable value for these premises is assessed as £27,250.

● Energy Performance

The property has an Energy Performance Asset Rating of C (56).

● Legal Costs

Each party to be responsible for their own legal costs.

● Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available

[HERE.](#)

● Viewing Strictly by appointment through the sole agents:

Cowling & West
The White House
170 Magna Road
Canford Magna
Wimborne
Dorset BH21 3AP

David Cowling

davidc@cowlingandwest.co.uk

(Our ref : O.10756)

● Finance Act 1989

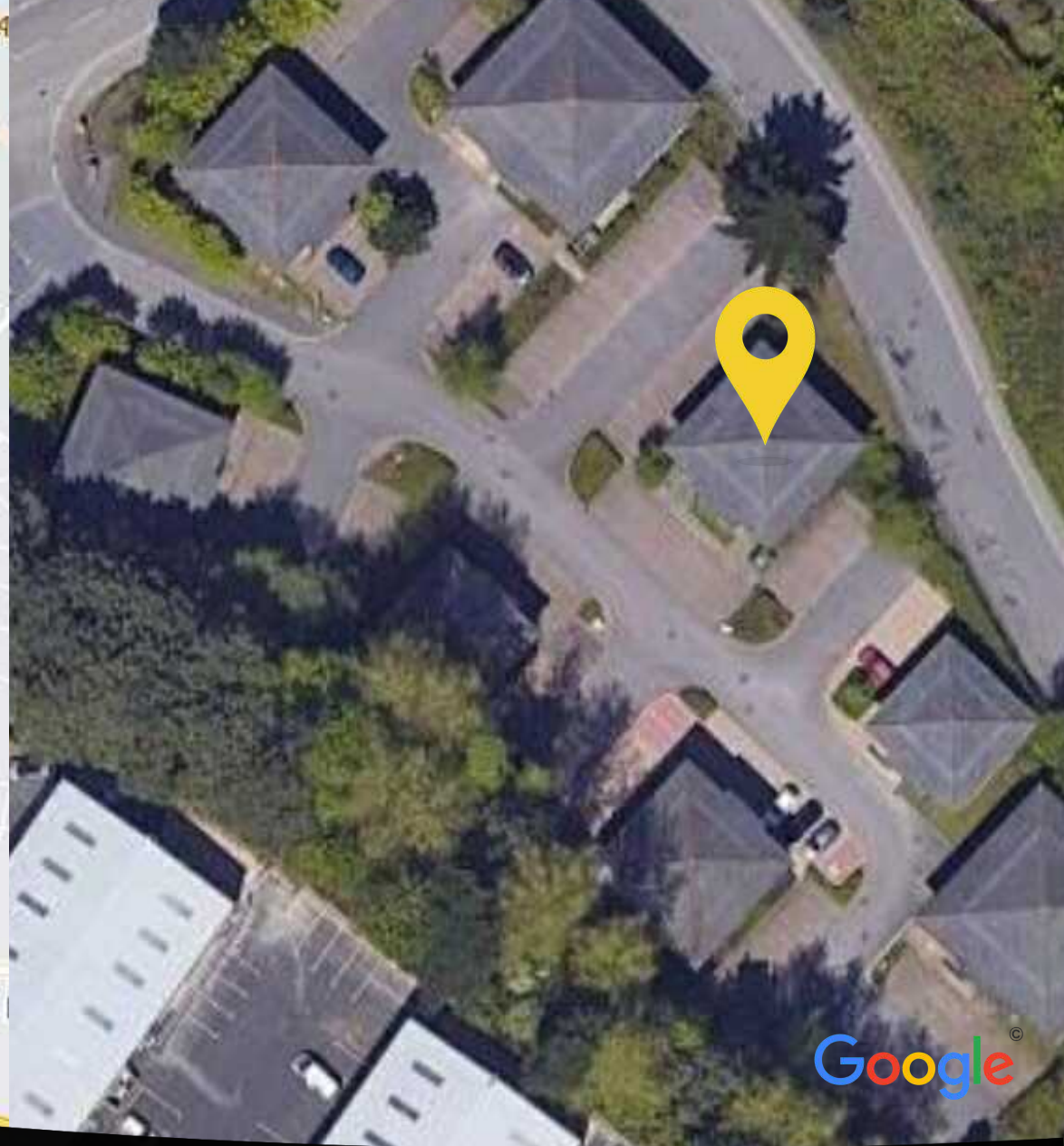
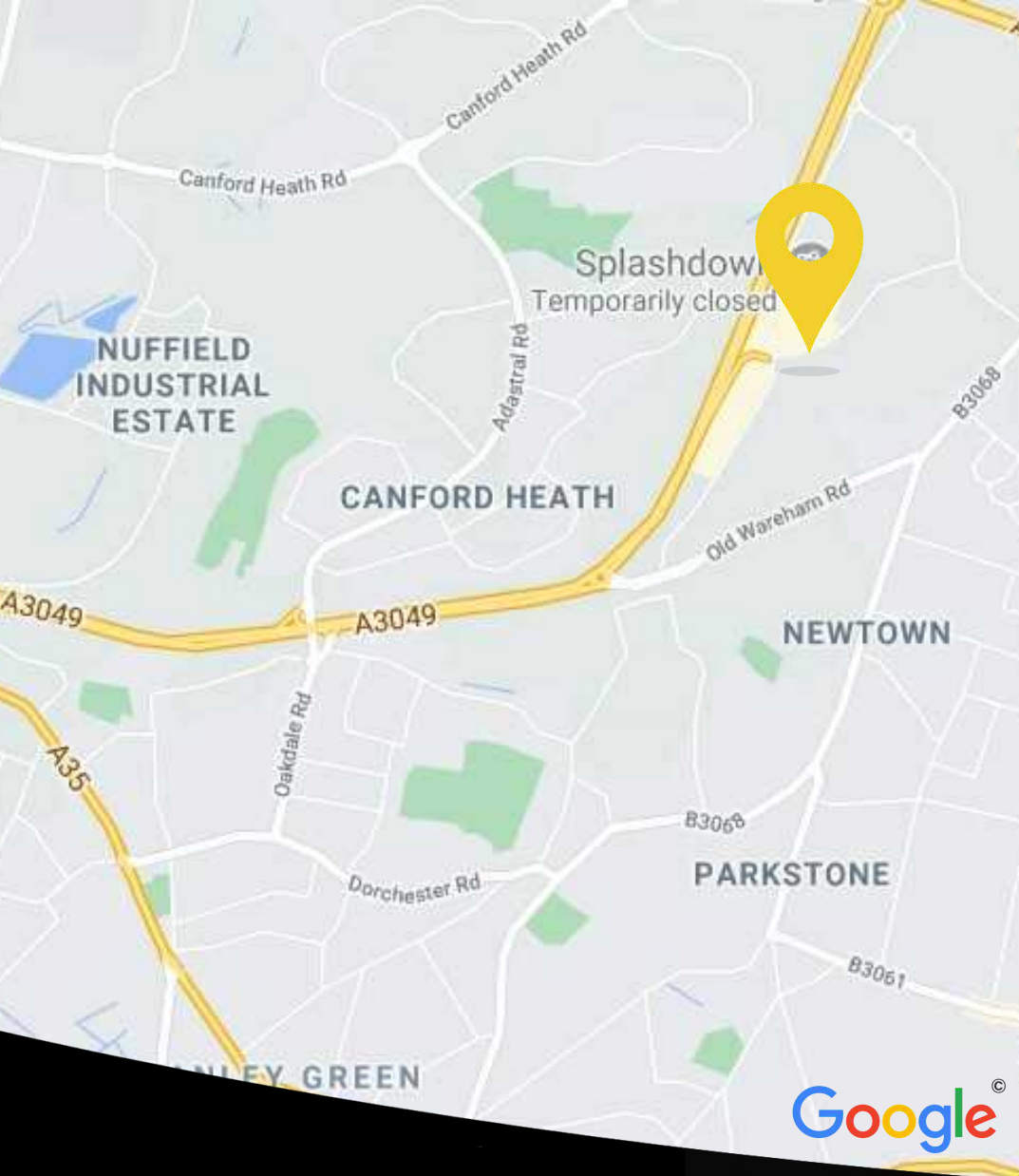
Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

● Important Note

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.

● Disclaimer

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You can call us or email
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