TO LET

MODERN FIRST FLOOR OFFICE SUITE EXTENSIVELY REFURBISHED WITH 3 ALLOCATED PARKING SPACES

716 SQ FT // 67 SQ M

SHORT TERM LEASE AVAILABLE

BUSINESS SPACE

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SUITE 2, FIRST FLOOR, UNIT 1, CONCEPT PARK

INNOVATION CLOSE, POOLE, DORSET, BH12 4QT

SUMMARY >

Location Map | Streetview

- FIRST FLOOR SUITE
- EXTENSIVELY REFURBISHED TO A HIGH STANDARD
- APPROXIMATE NET INTERNAL AREA – 716 SQ FT
- OPEN PLAN ACCOMMODATION
- AIR CONDITIONING
- LIFT
- 3 ALLOCATED CAR SPACES
- PROMINENCE TO YARROW ROAD
- EXCELLENT ROAD COMMUNICATIONS
- TENURE – AVAILABLE BY WAY OF NEW FRI LEASE

RENT: £13,500 PER ANNUM EXCL.

REF:
07800

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INNOVATION CLOSE, POOLE, DORSET, BH12 4QT

Location

what3words

Concept Park is a modern office development located on Innovation Close which is accessed from Yarrow Road. Yarrow Road links to the Dorset Way (A3049) dual carriage way which provide links to the west and east. Approximate Travel distances:

Poole Town Centre	3.3miles
Bournemouth Town Centre	4.5 miles
A31	5.3 miles
Tower Park Retail & Leisure complex	0.5 miles
Poole Railway Station	2.8 miles
M27	22.1 miles

Description

The property comprises a detached two storey office building of brick construction. The ground floor is currently occupied and there is an attractive shared entrance/reception area where there is a lift and stairs providing access to the first floor.

There are communal male, female and disabled cloakrooms and a shower on the first floor.

Rateable Value

Office: £10,250 (from 1.4.26)
Parking: £600 (from 1.4.26)

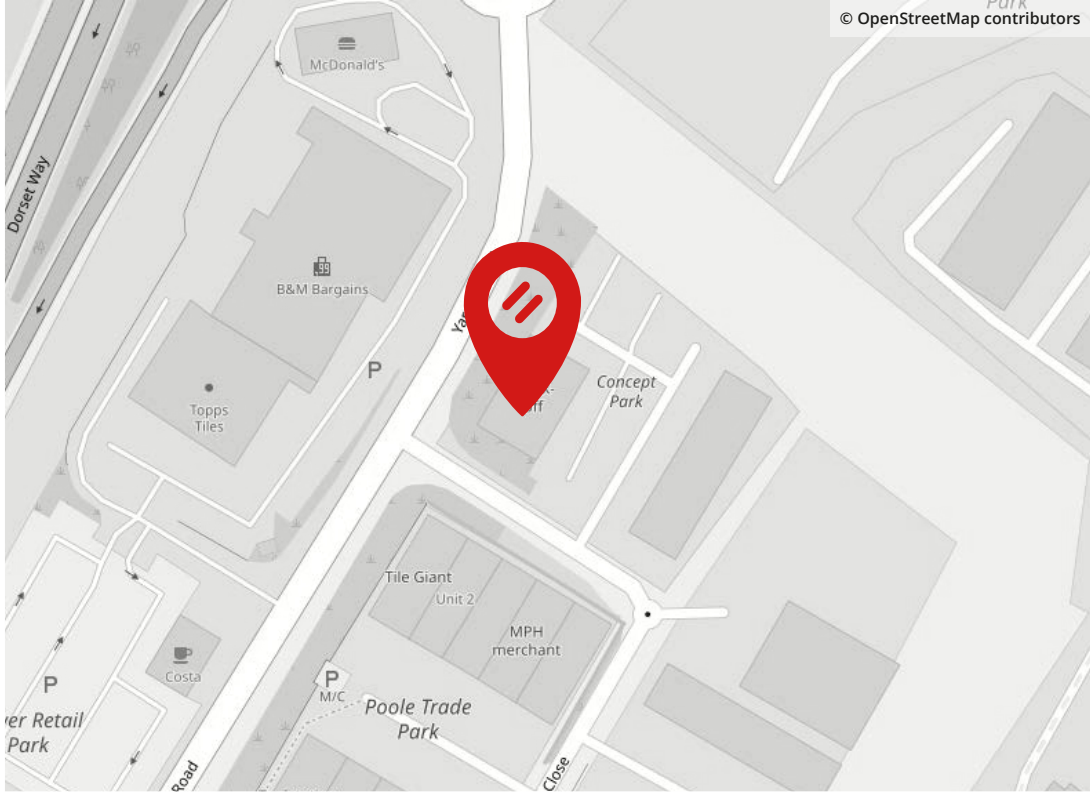
Parking

Suite 2 benefits from 3 allocated parking spaces.

Specification

The suite has been refurbished to a high standard and includes the following features:-

- Carpets
- Suspended ceiling with inset LED lighting
- Air conditioning
- Communal male, female & disabled cloakrooms
- Lift
- Communal shower
- Entry phone system
- Raised access flooring
- Three compartment perimeter trunking
- Double glazed windows



Lease

The suite is available to let by way of a new full repairing and insuring lease for 3 years, incorporating a tenant's option to break upon the second anniversary.

Rent

£13,500 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Floor Area

The suite extends to approximately 716 sq ft.

EPC Rating

C - 72

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the building and development. Interested parties are advised to make further enquiries.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents, through whom all negotiations must be conducted.

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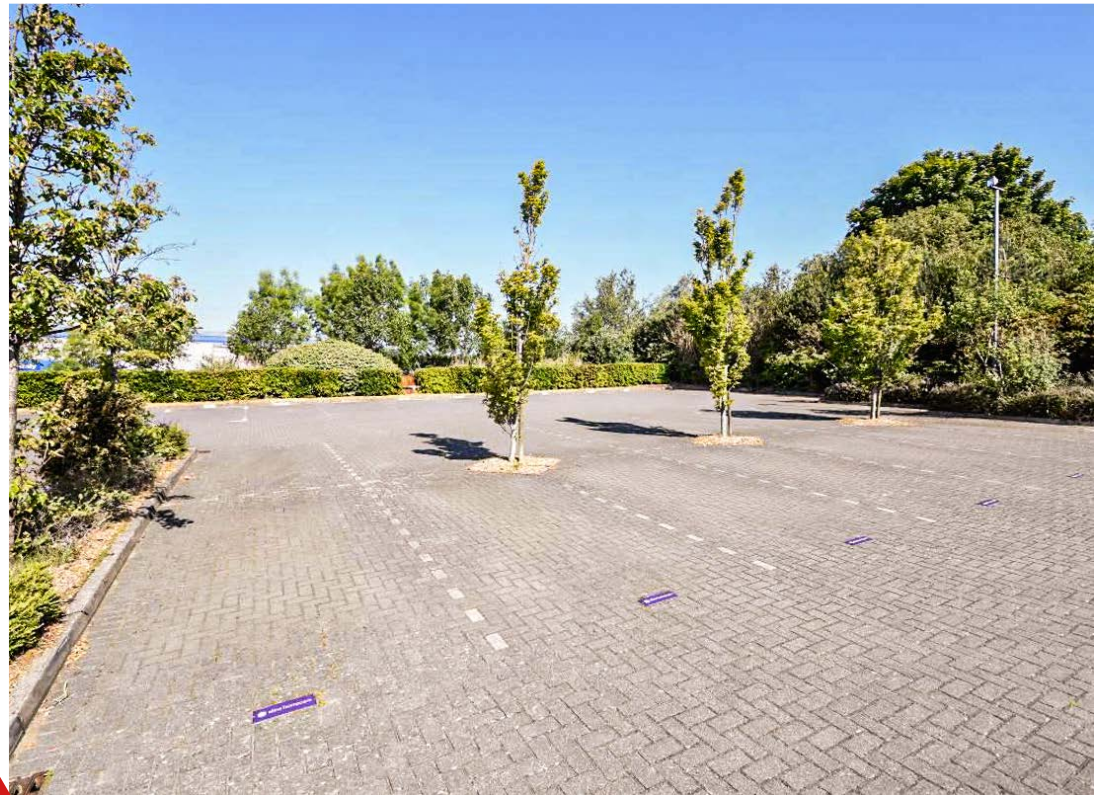
goadsby.com
01202 550055

James Edwards
james.edwards@goadsby.com
01202 550123 // 07801 734797



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Important

THE 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**.

ANTI MONEY LAUNDERING REGULATIONS
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES
Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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