

FOR SALE

SELF-CONTAINED CLASS E COMMERCIAL PREMISES
198 SQ M // 2,135 SQ FT



BUSINESS SPACE



UNIT E, THE OUTLOOK
LING ROAD, POOLE, DORSET, BH12 4PY

SUMMARY >

- 2,135 SQ FT
- MODERN OFFICE PREMISES ARRANGED OVER 2 FLOORS
- SELF CONTAINED PREMISES

PRICE: £265,000 EXCL. OF VAT



Raised Floors



Shower
Facilities



Comfort cool-
ing/heating



6 allocated
parking spaces



B - 45
EPC Rating



Excellent
Connectivity

FIRST FLOOR

REF:
o22377

UNIT E, THE OUTLOOK
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Location

The Outlook is located mid-way along Ling Road which at one end connects to Mannings Heath Road and to the other end to the busy Yarrow Road and the A3049 which in turn connects to the A35 dual carriageway and to the M27/M3 motorway networks to the north-east via the A31. Poole town centre and Bournemouth town centre are approximately 4 miles and 4.7 miles distant respectively.

Description

The Outlook is a development of 5 self-contained office premises which are of brick construction under pitched tiled roofs. Unit E is an end terrace unit with a personnel entrance providing access to the ground and first floors. The accommodation is arranged over two floors with cloakroom and kitchenette facilities on both levels.

Specification

- The building benefits from the following specification:
- Carpets
 - Suspended ceilings
 - Lighting
 - 2 No. kitchenettes
 - Comfort cooling/heating system
 - Double glazed windows
 - Blinds
 - Male and female WCs
 - Disabled WC
 - Shower
 - Raised floor (to part)

Accommodation

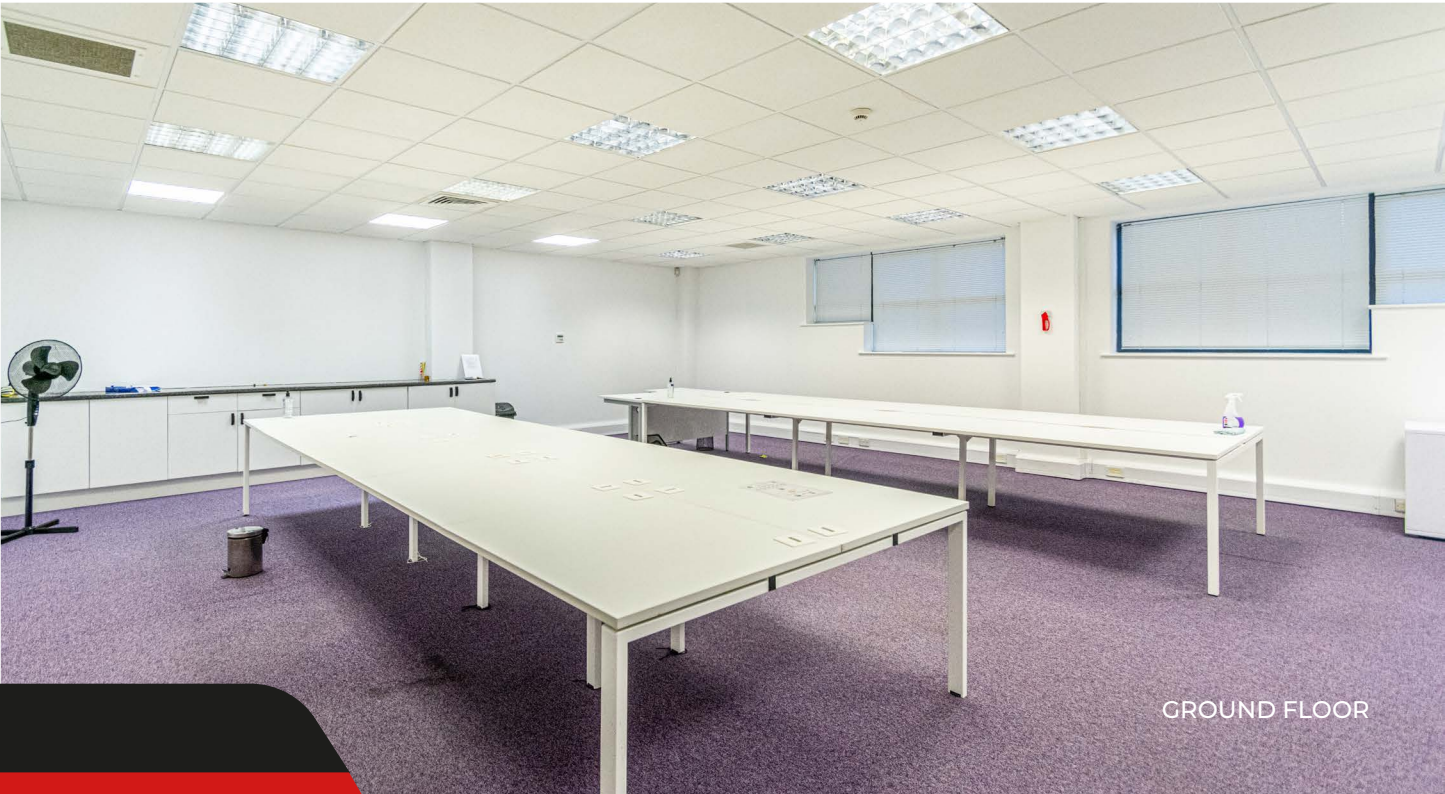
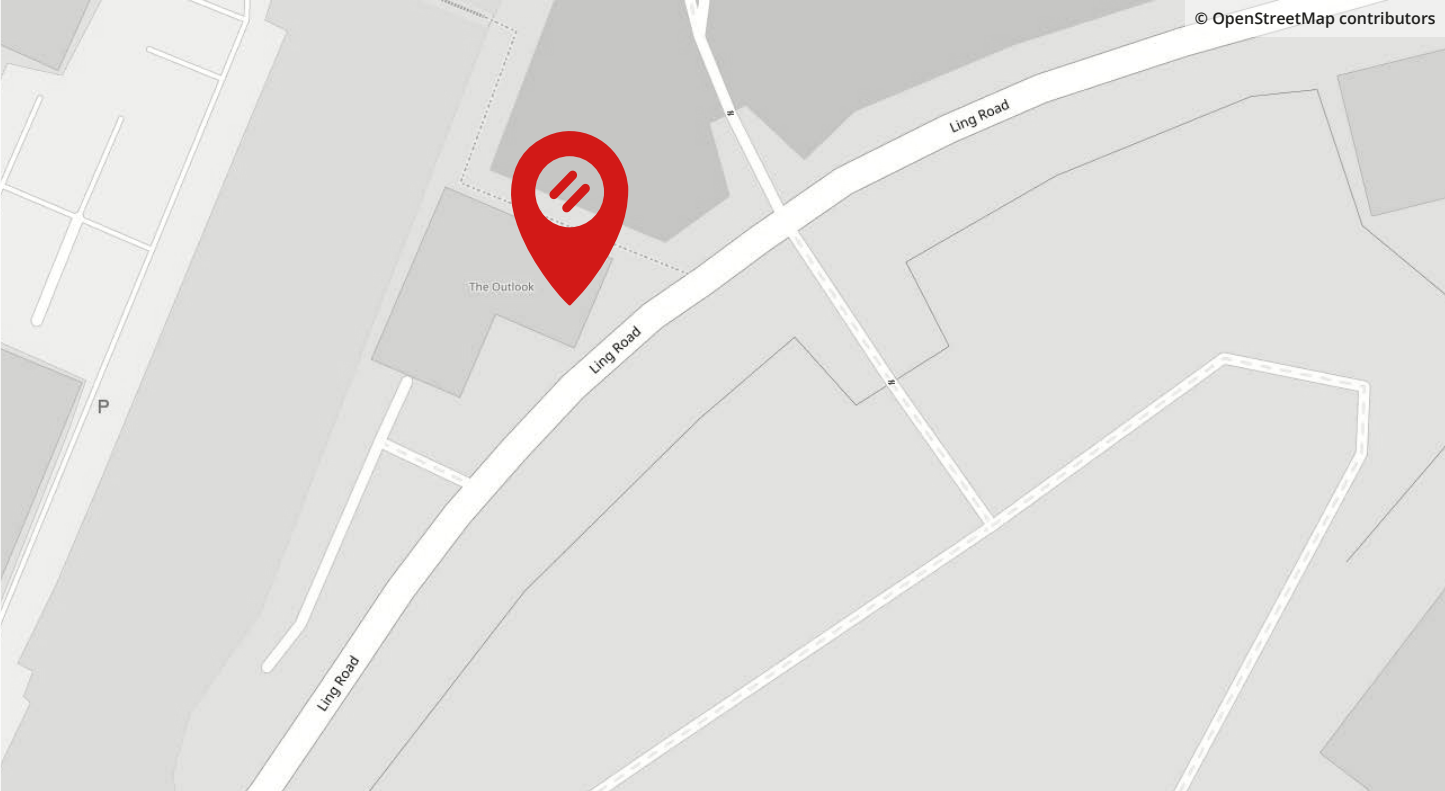
	sq m	sq ft
Ground floor	99	1,067
First floor	99	1,068

Total net internal area approx.	198	2,135
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Measured in accordance with the RICS Property Measurement 2nd Edition.

Rateable Value

- Ground floor: £13,250 (from 1.4.23)
First floor: £13,250 (from 1.4.23)



GROUND FLOOR

Tenure

Freehold - With vacant possession.

Price

£265,000 exclusive of VAT.

Service Charge

A service charge may be payable, interested parties are encouraged 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 agents Goadsby, through whom all negotiations must be conducted.



James Edwards

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

Joshua Adamson

joshua.adamson@goadsby.com
01202 550110 // 07500 894599



FIRST FLOOR



GROUND FLOOR

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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.

goadsby.com