

FOR SALE FREEHOLD

7 ACORN BUSINESS PARK, LING ROAD, POOLE, DORSET, BH12 4NZ



**sibbett
gregory**



- Detached two storey office
- £300,000 exclusive of VAT
- Approx. 144.5 sq m (1,555 sq ft)
- 9 parking spaces



LOCATION

The property is situated within Acorn Business Park which is an established office development accessed from Ling Road in Poole.

Ling Road links Tower Park and Mannings Heath with the B3068 Ringwood Road and the A3049 Dorset Way dual carriageway which provides excellent access to the Poole and Bournemouth conurbation.

Poole town centre is located 4 miles distant and Bournemouth town centre is approximately 5 miles distant from the property.

DESCRIPTION

Acorn Business Park was constructed in the late 1980's. Unit 7 comprises a detached, two storey office building with brick elevations under a pitched tiled roof. The property has double glazed timber framed windows and a curtain walling feature on the front elevation.

The property has a generous entrance lobby which contains two WC's, one of which is disabled compliant. A doorway leads into the ground floor accommodation which is open plan and contains a tea point. A staircase leads to the first floor accommodation which also predominantly open plan but also has two partitioned offices.

The specification comprises the following:

- Gas fired central heating
- Timber double glazed windows
- Suspended ceilings with inset LED light panels
- Vinyl floor covering on the ground floor
- Carpeting on the first floor
- Perimeter skirting trunking containing power & IT
- 3 phase electricity supply

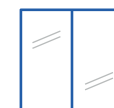
The property has the use of 9 allocated parking spaces one of which has an EV charging point.



Suspended ceilings
with inset LED panels



Carpeting on
first floor



Timber double



9 car
parking
spaces



ACCOMMODATION

The floor areas are summarised as follows:-

Description	sq m	sq ft
Ground Floor	64.1	690
First Floor	80.4	865
Total	114.5	1,555

TENURE

Freehold.

PRICE

£300,000 exclusive of VAT.

The property is elected for VAT and therefore VAT is payable on the transaction.

PLANNING

We have assumed the property falls within Planning Use Class E of the Town and Country Planning (Use Classes) Regulations 2020 which permits the property to be used as offices as well as other uses within the E Planning Use Class such as clinics, health centres and indoor sport and recreation.

All applicants are encouraged to make their own planning enquiries relating to their proposed use.

BUSINESS RATES

The property has a rateable value of £20,250 from 1 April 2026.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has a rating of D-78. A copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee 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.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

