



COY POND

BUSINESS PARK

TO LET

Modern Ground Floor Office Suite
With Allocated Parking

2,068 sq ft // 192 sq m

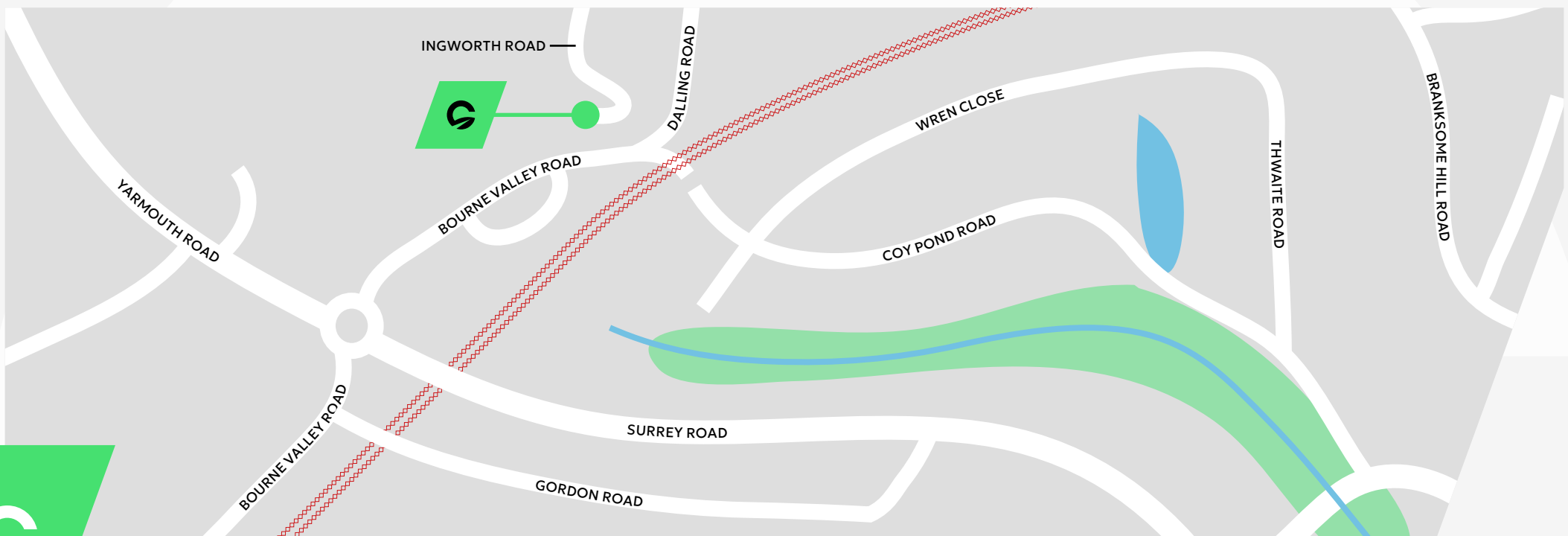
SUITE 6 COY POND BUSINESS PARK
INGWORTH ROAD, POOLE, DORSET, BH12 1JY



RENT: £28,000
PER ANNUM EXCLUSIVE

SUMMARY

- 📍 Shower facilities
- 📍 EV charging points
- 📍 Communal gardens
- 📍 Air conditioning
- 📍 Approximately 4.5 miles from Poole town centre and 3.6 miles from Bournemouth town centre
- 📍 5 allocated car parking spaces
- 📍 2 visitor spaces & 2 disabled spaces on site



A **GREEN** LOCATION

ALTERNATIVE TRANSPORT

Coy Pond Business Park is close to excellent transport links, helping promote sustainable transport:

BY BUS

Regular buses to Bournemouth & Poole are available from nearby bus stops on Yarmouth Road and Surrey Road, approximately 5 minutes walk from Coy Pond Business Park.

BY TRAIN

Branksome Railway Station is a short 15 minute walk from the property, allowing connectivity from Southampton Airport, Southampton, Winchester, Basingstoke, Portsmouth and Central London.

A **SUSTAINABLE** SITE

EV CHARGING

- Each office has their own EV charging point, seperately metered to each suite

LED LIGHTING

- Each suite has LED lighting installed

WATER SYSTEM

- Rain water is recycled for use in bathrooms, thereby reducing water costs

BICYCLE STORAGE

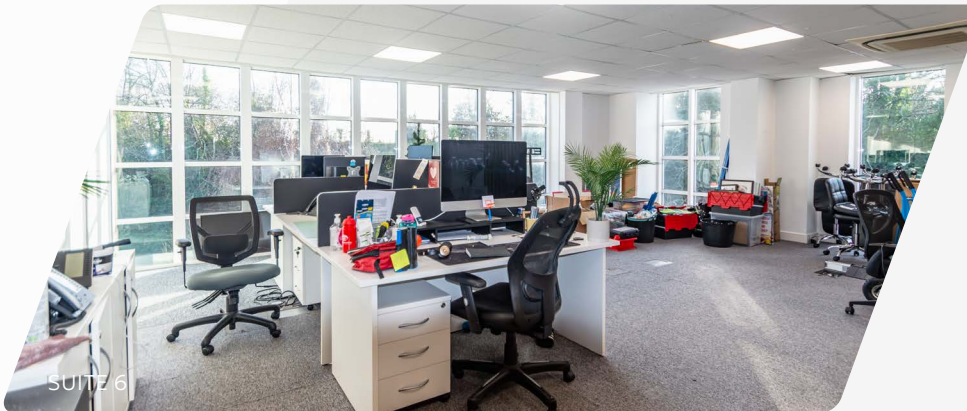
- Shared bicycle storage is available on site



THE OFFICE

DESCRIPTION

Vista Place is a detached modern 5 storey office building and the accommodation is accessed via a communal entrance which provides lift access. Suite 6 comprises 2 open plan offices with a partitioned boardroom/meeting room, kitchenette and small office. There are male, female and disabled WC facilities which are fed by a rain water harvesting system.



SPECIFICATION

- 🌱 Suspended ceiling
- 🌱 LED Lighting
- 🌱 Air conditioning/heating
- 🌱 Raised floor access
- 🌱 Security alarm
- 🌱 Phone entry system
- 🌱 Lift
- 🌱 Carpets
- 🌱 Blinds
- 🌱 Cameras
- 🌱 2 x private car charge point
- 🌱 5 allocated car parking spaces

SHARED PRIVATE GARDENS

The landlord takes pride in maintaining a communal garden area for all tenants to enjoy as a break out area, encouraging a community feeling.



THE OFFICE

ACCOMMODATION

sq m sq ft

Suite 6

192 2,068

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews every 3 years.

RENT

£28,000 per annum

The above rent is exclusive of business rates, VAT, service charge, insurance premium and utilities, payable quarterly in advance by standing order.

RATEABLE VALUE

£27,000 (from 1.4.23)



EPC RATING

B - 49

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and business park. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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.

VIEWINGS

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



Joshua Adamson

joshua.adamson@goadsby.com // 07500 894599

Joseph holderness

joseph.holderness@goadsby.com // 07879 435387

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](#).

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.