Unit 3 Coy Pond Business Park

Ingworth Road | Branksome | Poole | BH12 1JY

To Let

Two Storey Modern
Office Suite with Parking
260.1 sq m (2,800 sq ft)



LOCATION

Coy Pond Business Park is accessed from Ingworth Road in Branksome, Poole. Ingworth Road connects with Wolterton Road which in turn joins Dalling Road and then Bourne Valley Road.

Branksome is a popular office location as it is situated approx. two miles from Bournemouth town centre and approx. four miles from Poole town centre.

There is a main line railway station in Branksome and the property is within a short distance of shops and restaurants in nearby Westbourne.







To Let





DESCRIPTION

Coy Pond Business Park is a contemporary office development situated on an elevated site.

Unit 3 comprises a two storey, self-contained office suite comprising approx. 260.1 sq m (2,800 sq ft). The accommodation is laid out as open plan office space together with a meeting room on the ground floor and 3 offices on the first floor. There is also a kitchenette and two WC's.

The specification includes the following:-

- Suspended ceiling with LED lighting
- Heating and cooling system
- Raised floor access
- Carpeting
- Security Alarm
- Phone entry system
- Lift
- Kitchenette
- Window blinds



5 allocated parking spaces are provided, 1 of which has an EV charging point. The premises also have the benefit of access to communal gardens on the site.

RENT

£40,600 per annum exclusive.

TENURE

A new effective Full Repairing and Insuring Lease for a term to be agreed.

To Let

SERVICE CHARGE
A service charge is payable in respect of the provision of communal services at the property including external maintenance, window cleaning etc. Further information is available from the agents.

BUSINESS RATES
The property has a rateable value of £39,250 which includes the 5 parking spaces, with effect from 1 April 2026.

ENERGY PERFORMANCE
The property has an energy rating of C (66).

A copy of the full EPC report is available on request.

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

VIEWING
Viewing by appointment with the agents Sibbett Gregory.

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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