

TO LET/FOR SALE

Detached, Two Storey Office
Building Situated On One Of
Poole's Premier Business Parks

415 SQ M // 4,471 SQ FT

EXCELLENT CAR-PARKING
25 SPACES (1:179 SQ FT)

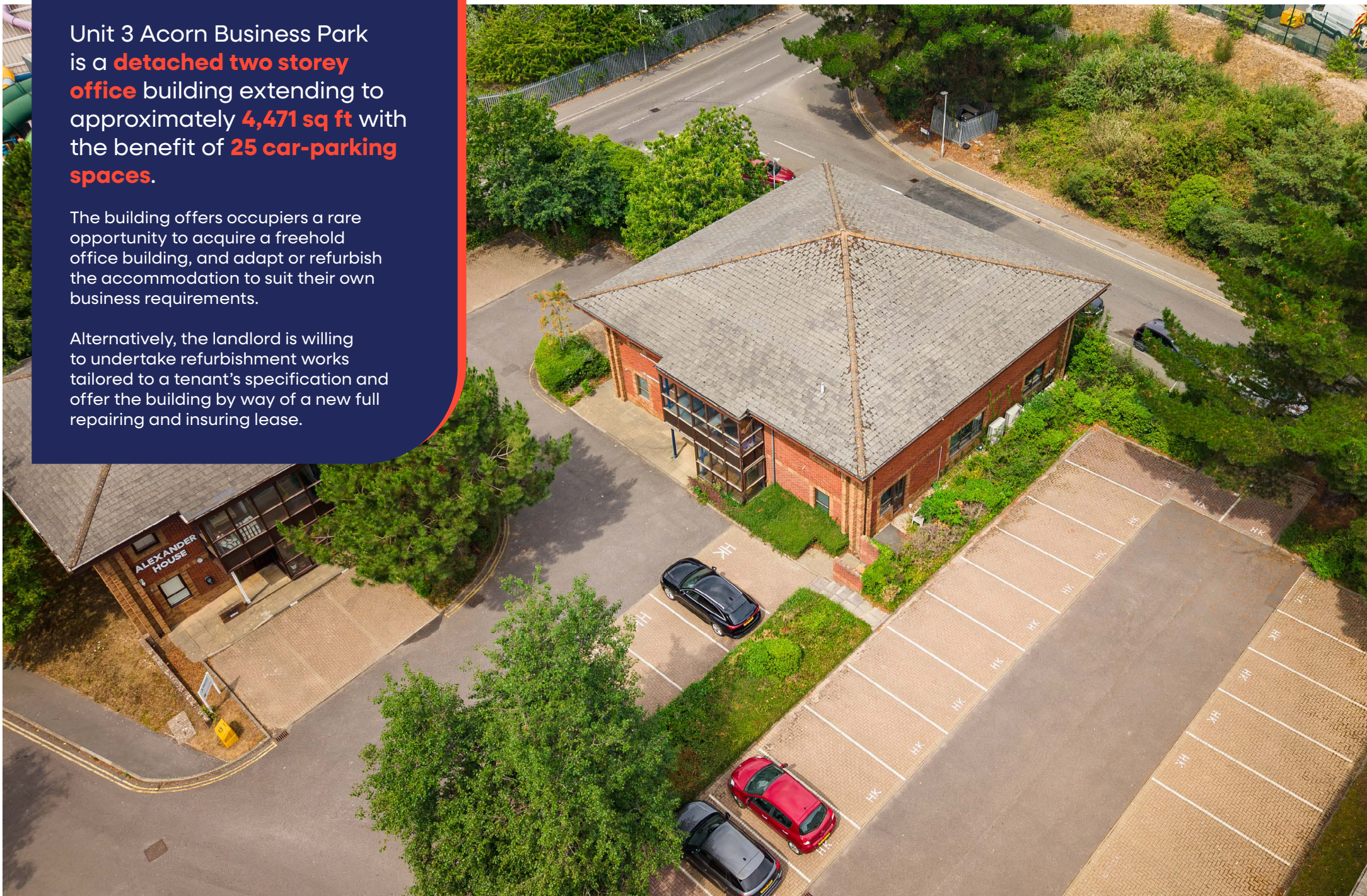


UNIT 3, ACORN BUSINESS PARK LING ROAD, POOLE, DORSET BH12 4NZ

Unit 3 Acorn Business Park is a **detached two storey office** building extending to approximately **4,471 sq ft** with the benefit of **25 car-parking spaces**.

The building offers occupiers a rare opportunity to acquire a freehold office building, and adapt or refurbish the accommodation to suit their own business requirements.

Alternatively, the landlord is willing to undertake refurbishment works tailored to a tenant's specification and offer the building by way of a new full repairing and insuring lease.





Excellent Transport Connectivity And Surrounded By Amenities

Unit 3 is situated within Acorn Business Park, one of Poole's premier office locations, accessed directly from Ling Road.

The property benefits from excellent road connectivity, being approximately 450 metres from the A3049 Dorset Way dual carriageway, providing convenient access to the A35, A31 and the wider South Coast road network.

Poole town centre lies approximately 3 miles to the south, whilst Bournemouth town centre is approximately 5 miles to the east.

Occupiers also benefit from an excellent range of nearby amenities. Tower Park Leisure Complex is approximately 400 metres from the property and is home to a wide selection of restaurants and leisure operators including Nando's, PizzaExpress, Wagamama and KFC. Costa Coffee and McDonald's are also located nearby at Tower Retail Park, approximately 300 metres from the building.



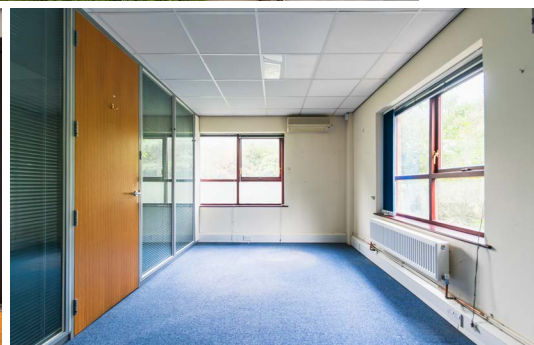
Description

- Two storey
- Brick elevations under a pitched tile roof
- Kitchen and cloakroom facilities on each floor, including an accessible WC on the ground floor
- Gas fired central heating
- Air conditioning cassettes
- Suspended ceilings
- Carpets
- LED Lighting

Externally, there are 25 allocated car-parking spaces.

Floor Areas

	sq m	sq ft
Ground Floor Offices	204	2,194
Kitchen	3	36
First Floor Offices	203	2,185
Kitchen	5	56
Total	415	4,471





Terms

The property is available on the following basis:

Option 1: Freehold

Available with vacant possession in its existing condition.

Price: £700,000

(plus VAT if applicable).

For option 2, the landlord will undertake refurbishment works, subject to an agreed specification and tenant requirements.

Option 2: Leasehold

Available by way of a new Full Repairing and Insuring lease.

Rent: £71,500 per annum

Exclusive of VAT (if applicable) and all other outgoings.

Rateable Value

£55,000 (from 1.4.26).

EPC Rating

B - 49

Service Charge

A service charge may be payable in respect of the maintenance, upkeep and management of the common parts within the Business Park. Interested parties are advised to make further enquiries.

Legal Costs

Each party is 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 joint sole agents, through whom all negotiations must be conducted.



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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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.