

FOR SALE FREEHOLD
DETACHED OFFICE/COMMERCIAL PREMISES
APPROX 1,215.8 SQ M (13,086 SQ FT)



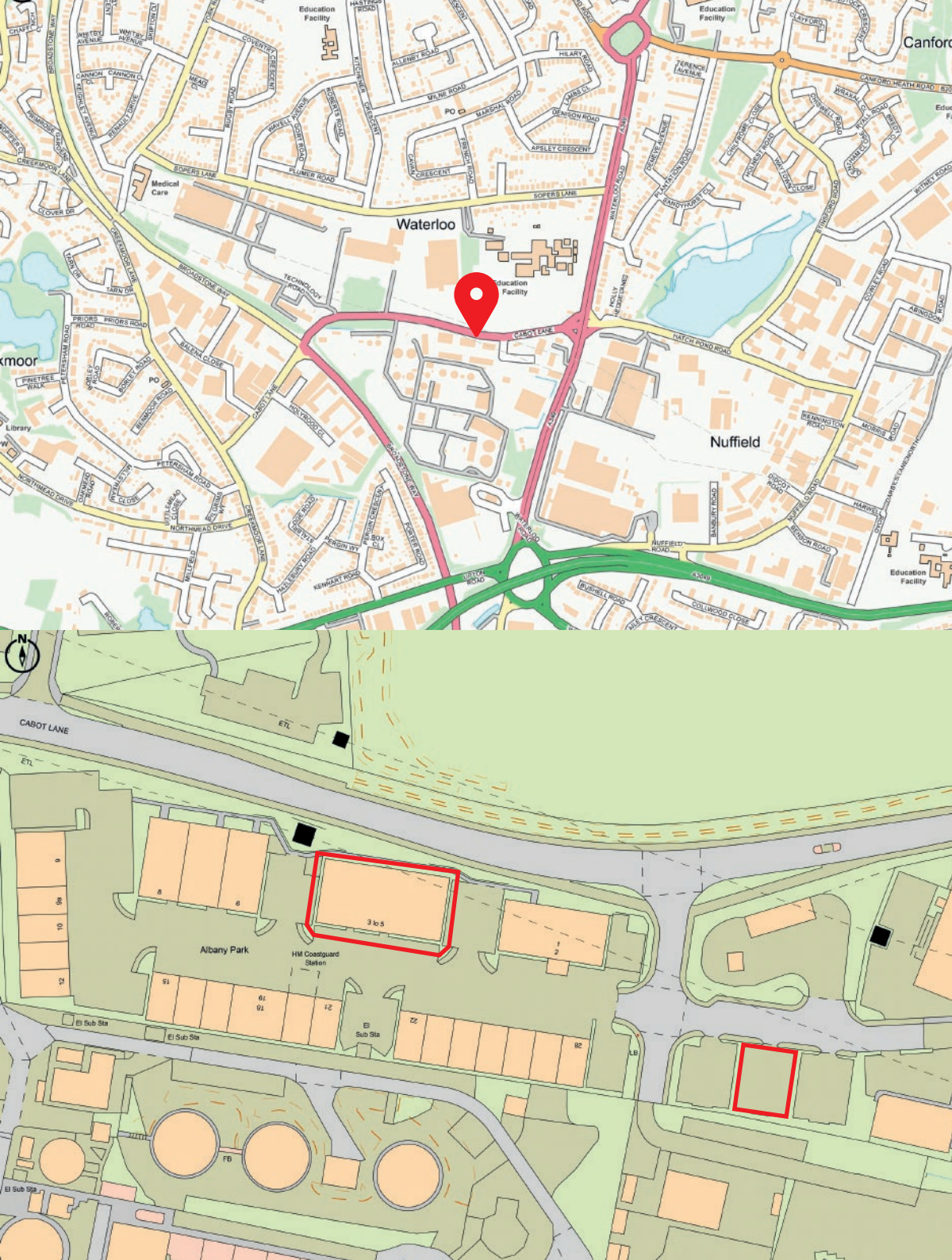
**sibbett
gregory**



3-5 ALBANY PARK, CABOT LANE, POOLE BH17 7BX

- Approx. 1,215.8 sq m (13,086 sq ft)
- Prominence to A349 Cabot Lane, Poole
- Suitable for a variety of commercial uses
- Excellent parking provision (min. of 26 parking spaces)
- Price guide £1.4M exclusive





LOCATION

The properties are located at Albany Park which is situated on Cabot Lane (A349) in Poole, approx. 2.5 miles north of Poole town centre.

Cabot Lane is a busy route which connects with Broadstone Way and Waterloo Road, providing good road links to the wider conurbation via A35 and A350.

Albany Park is a development of commercial properties located opposite David Lloyd Leisure Club. Nearby occupiers include Subway, Mark Bennett Patisserie, Domino's, Burger King, Starbucks, Lidl and Tesco superstore. There is also a Premier Inn hotel and a Travelodge within easy walking distance.

Poole train station and Poole bus station are approx. 2.5 miles away.

DESCRIPTION

The properties comprise two, 2-storey commercial buildings which have been knocked through to create one larger detached property. The properties have traditional brick and clad elevations under a shallow pitched roof.

The premises comprise a combination of open plan accommodation together with partitioned offices and meeting rooms. In addition, there is a kitchen, staff break out areas, toilets and a shower. There are two staircases in the properties and the specification is summarised as follows:

SPECIFICATION

- Suspended ceilings
- Mixture of LED, Category 2 and spot lighting
- Gas fired central heating (with a single boiler serving both properties)
- Air-conditioning
- Double glazed windows
- Carpets
- Perimeter trunking
- Floor boxes for power and IT
- Modern Kitchen
- Refurbished WC's and a shower

The properties have a minimum of 26 parking spaces.

ACCOMMODATION

The properties have the following approx. net internal floor areas:

Description	Sq M	Sq Ft
Unit 3	607.9	6,543
Unit 5	607.9	6,543
TOTAL	1,215.8	13,086

PLANNING

The properties have most recently been used as offices which falls within Class E (g) Planning use. The properties are also suitable for other commercial uses, subject to any necessary consents.

TENURE

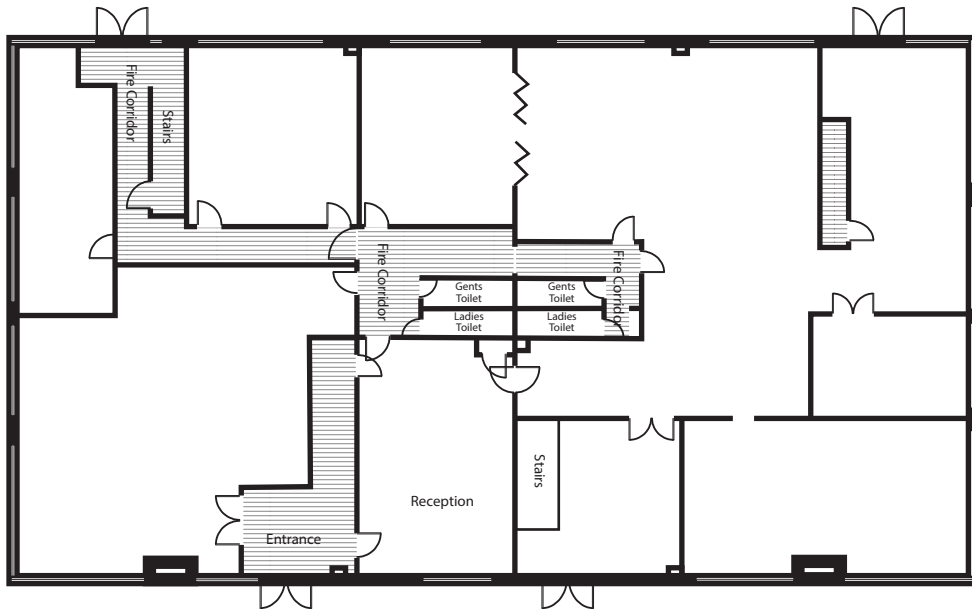
The properties are for sale freehold. The properties are held under separate Titles.

PARKING

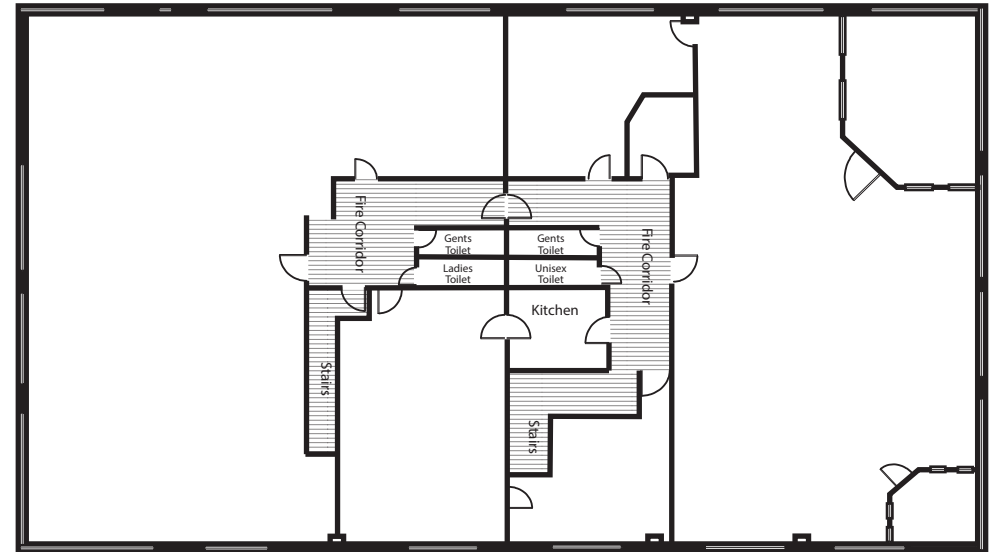
An additional parking area providing a further 16 spaces is available by way of separate negotiation. This is held under a separate title.

PRICE

£1.4M exclusive of VAT.



GROUND FLOOR



FIRST FLOOR

SERVICE CHARGE

A service charge is payable in respect of the upkeep and maintenance of the common parts within the development. Further details are available from the Agents.

BUSINESS RATES

The properties have a combined rateable value of £158,000 from 1 April 2026.

EPC's

The properties have been assessed individually and have the following EPC ratings:

Unit 3: D – 77

Unit 5: C – 73

The EPC's are valid until December 2035.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

Email: jayne@sibbettgregory.com



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.



