

TO LET

MODERN FIRST FLOOR OFFICE SUITE

EXTENSIVELY REFURBISHED WITH 15 ALLOCATED CAR PARKING SPACES

346 SQ M // 3,721 SQ FT

(may split to provide smaller modules)



BUSINESS SPACE

goadsby

FIRST FLOOR, UNIT 1, CONCEPT PARK
INNOVATION CLOSE, POOLE, DORSET BH12 4QT

SUMMARY

- First Floor Suite
- Extensively refurbished to a high standard
- Approximate Net Internal Area – 3,721 sq ft - May split to provide smaller modules
- Open plan accommodation
- Air conditioning
- Lift
- 15 allocated car spaces
- Prominence to Yarrow Road
- Excellent road communications
- Tenure – Available by way of new FRI lease
- Rent - **£60,000 per annum exclusive**



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Location

LOCATION MAP

STREETVIEW

Concept Park is a modern office development located on Innovation Close which is accessed from Yarrow Road.

Yarrow Road links to the Dorset Way (A3049) dual carriage way which provide links to the west and east.

Approximate Travel distances:

Poole Town Centre - 3.3 miles

Tower Park Retail & Leisure Complex - 0.5 miles

Bournemouth Town Centre - 4.5 miles

Poole railway station - 2.8 miles

A31 - 5.3 miles

M27 - 22.1 miles

Source - Google maps

Description

The property comprises a detached two storey office building of brick construction. The ground floor is currently occupied and there is an attractive shared entrance/reception area where there is a lift and stairs providing access to the first floor. There are then two entrances leading into the first floor suite which is open plan and benefits from excellent natural daylight.

There are male, female and disable cloakrooms and a shower on the first floor.

Parking

The first floor benefits from 15 allocated car parking spaces.

Specification

The suite has been refurbished to a high standard and includes the following features:-

- Carpets
- Suspended ceiling with inset LED lighting
- Air Conditioning
- Male, female & disabled cloakrooms
- Lift
- Shower
- Entry phone system
- Alarm
- Raised access flooring with floor boxes in situ
- Three compartment perimeter trunking
- Double glazed windows

Floor Area

The whole of the first floor extends to approximately 3,721 sq ft. Our client will consider splitting the floor into two suites.



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■ Lease

The suite is available to let by way of a new Full Repairing and Insuring lease for a negotiable term, incorporating upward only open market rent reviews.

■ Rent

£60,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

■ Rateable Value

£36,500 (from 1.4.17)

■ Legal Costs

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

■ Service Charge

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

■ EPC Rating

C - 72

■ 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.

■ Further Information/Viewings

For further information or to arrange a viewing, please contact the sole agents, Goadsby, through whom all negotiations must be conducted.

James Edwards

james.edwards@goadsby.com

07801 734 797

■ References

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable charge of £50 (including VAT) to be paid by cheque to cover bank charges and Goadsby's administration fee. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and referees providing credit facilities. The taking up of references by Goadsby does not 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.