



TO LET

Unit D, 4 Broom Road Business Park, Mannings Heath, Poole, BH12 4PA

First Floor, Open Plan Office with Parking in Poole

- 13 parking spaces
- Modern open plan office
- Rent £39,500 per annum exclusive
- First Floor

Unit D, 4 Broom Road Business Park, Mannings Heath, Poole, BH12 4PA

LOCATION

The property is situated on Broom Road Business Park, Broom Road, which is within an area known as Mannings Heath. Poole and Bournemouth town centres are approx 3 and 5 miles distant respectively.

Nearby, the A3049 (Dorset Way) provides links to the west after connecting with the A35 (2 miles) and access to A31 leading to the M27 is approx 3 miles distant.

DESCRIPTION

The property is of steel frame construction with brick and clad elevation under a steel profile roof. The available accommodation is at first floor level and is a self-contained office, mostly laid out to open plan with WC's, a meeting room / office and kitchen. Access to the property is via a common entranceway.

The property benefits from the following specification:

- Suspended ceiling with integral lighting
- Air conditioning
- Data and Power points
- 13 Parking spaces
- Fire alarm
- Security alarm
- Front and rear windows
- Shower

ACCOMMODATION

Name	Sq ft	Sq m
1st - Office	4,642	431.26

TENURE

The premises are available by means of a new lease on terms to be negotiated.

RENT

£39,500 per annum exclusive.

The annual rent is exclusive of VAT, business rates, services, service/building charge and insurance.



SUMMARY

Available Size	4,642 sq ft
Rent	£39,500 per annum exclusive
Business Rates	The property is to be re-assessed on a floor by floor basis.
EPC Rating	Upon Enquiry

VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

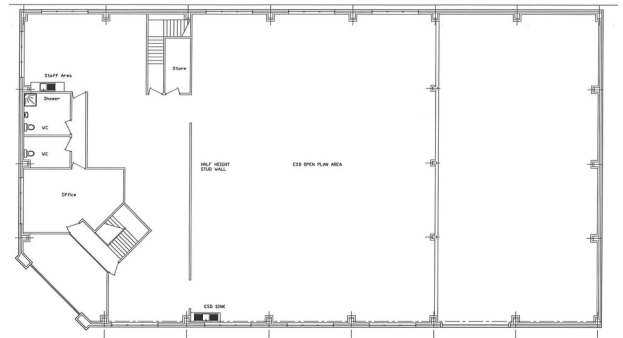
jayne@sibbettgregory.com

**sibbett
gregory**

More properties @ www.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. Generated on 26/01/2022





FIRST FLOOR PLAN (1400)
PROPOSED

Headlock Design & Co.	DATE
Architect & Project Management	NO.
172 The Arcade, Perth	SCALE
Western Australia 6000	DATE
Author: [Name]	DATE
Drawn: [Name]	DATE
Checked: [Name]	DATE
Client: [Name]	DATE