



Concept House, 81 Sopers Lane, Poole, BH17 7EN

Modern First Floor Office suites To Let

- Immediately available
- Shared kitchen facilities
- Suite 2: 1,023 sq ft
- Excellent on-site parking
- Communal reception area
- Suite 3: 1,693 sq ft

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LOCATION

Concept House is situated on Sopers Lane in Poole, close to Parkstone Grammar School. Sopers Lane is a mixed residential and commercial location. It connects with Waterloo Road (A349) to the east and York Road, Broadstone to the west. Waterloo Road (A349) links to Gravel Hill which in turn provides access to the Wimborne and the A31 to Ringwood beyond.

Nearby facilities include David Lloyd Leisure Centre, Burger King, Lidl, Starbucks, Dominos Pizza and Mark Bennett Patisserie. Poole town centre is approx. 3 miles distant.

DESCRIPTION

The premises form part of a substantial, two-storey commercial property known as Concept House which has good frontage to Sopers Lane in Poole.

The office suites are accessed via a communal entrance and reception area and a lift and staircase provide access to the first floor. The accommodation comprises three individual office suites ranging in size from 1,023 sq ft up to 1,693 sq ft.

Each suite has the benefit of the following features:

- * Carpeting
- * Heating/cooling system
- * Floor boxes
- * Suspended ceiling with inset lighting
- * Window blinds
- * Shared WC facilities
- * Shared kitchen facilities
- * 24 hour access and full security system

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Suite 1	1,166	108.32	Let
1st - Suite 2	1,023	95.04	Available
1st - Suite 3	1,693	157.28	Available
Total	3,882	360.64	

PARKING

- Suite 1 - 5 spaces
- Suite 2 - 5 spaces
- Suite 3 - 7 spaces

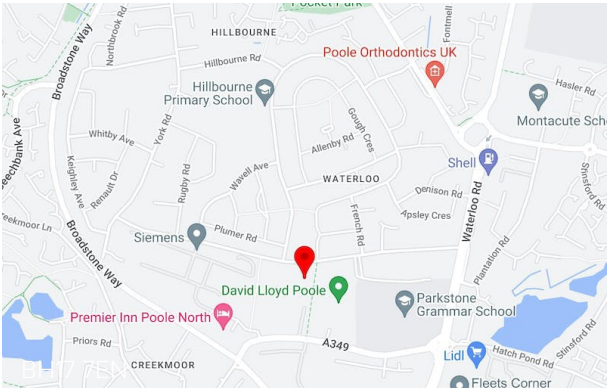
TENURE

The suites are available for a minimum term of 12 months and a maximum term of 3 years.

RENT

The annual rents are as follows:-

- Suite 1 - LET
- Suite 2 - £14,325 per annum exclusive
- Suite 3 - £23,700 per annum exclusive



SUMMARY

Available Size	1,023 to 2,716 sq ft
Business Rates	The property is being re-assessed for Business Rates.
Service Charge	Upon enquiry
EPC Rating	D (88)

VIEWING & FURTHER INFORMATION

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