



## UNIT 4 ACORN BUSINESS PARK, POOLE, BH12 4NZ

OFFICE TO LET / FOR SALE

2,430 SQ FT (225.75 SQ M)



# Summary

## TO LET / FOR SALE

### Detached Office Building with 12 on-site Car Parking Spaces

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 2,430 sq ft  |
| <b>Rent</b>           | £40,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance. |
| <b>Price</b>          | Offers in the region of £500,000   |
| <b>Rateable Value</b> | £29,500 (from 01.04.23)  |
| <b>EPC Rating</b>     | C (56)   |

- Suspended ceilings with in-lay lighting
- Double glazed windows
- Carpeting
- Gas fired central heating
- Shower facilities
- Male and female WC's
- 12 car parking spaces



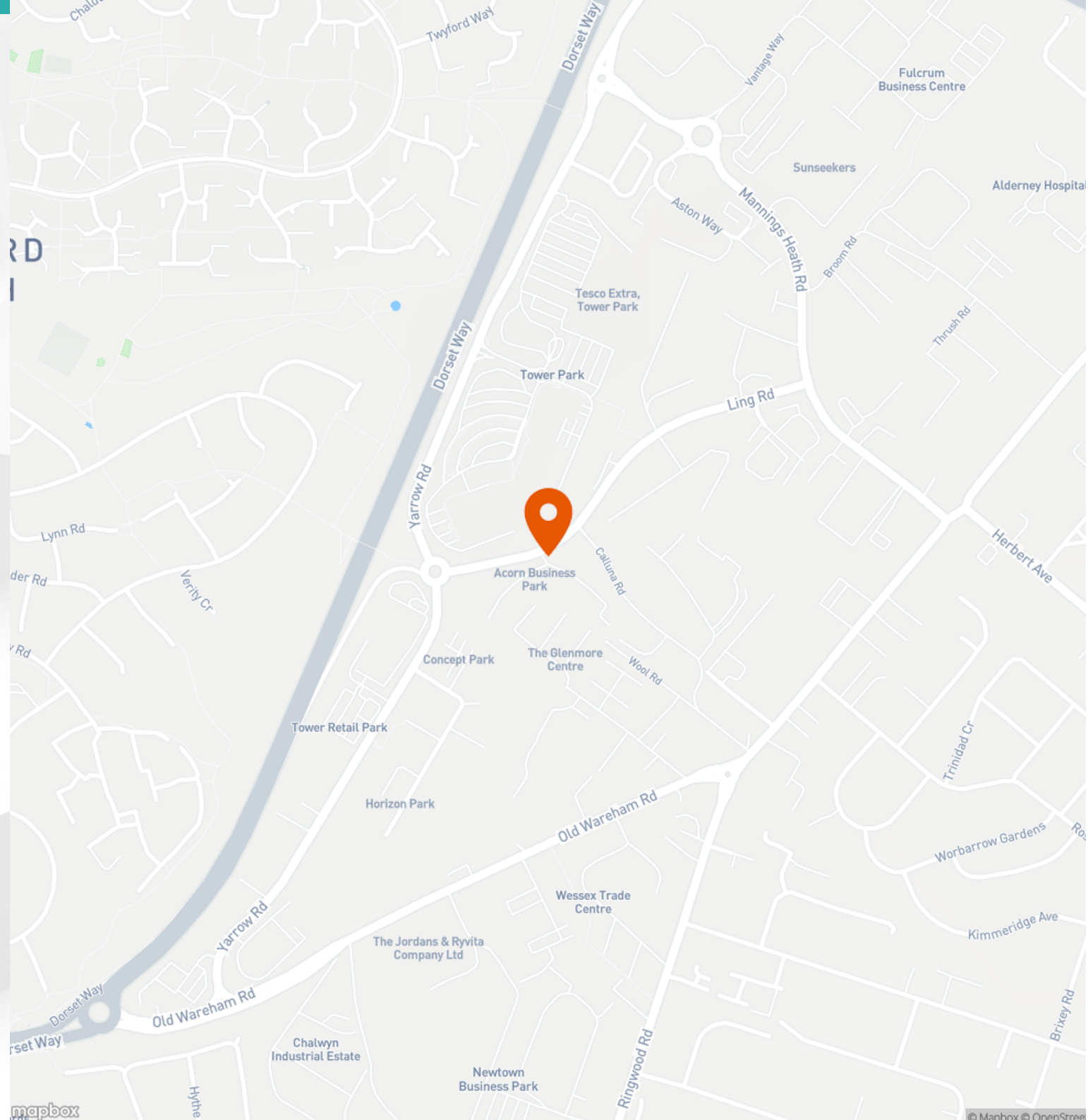
# Location



**Unit 4 Acorn Business Park,  
Ling Road, Poole, BH12 4NZ**

Acorn Business Park is situated off Ling Road immediately adjoining Tower Park which offers a range of leisure and restaurant facilities together with a Tesco superstore. The property lies approximately 3 miles to the north of Poole town centre and 5 miles to the west of Bournemouth town centre.

The location offers good access to Dorset Way (A3049) dual carriageway which in turn links with the A35 going west and the A31 to the east.





# Further Details

## Description

The property comprises a two storey pavilion style detached office building with brick elevations under a pitched roof. The front door provides access to an entrance hall and staircase.

Each floor is predominantly open plan, although there are currently some demountable partitioned areas.

## Viewings

Strictly by appointment through the sole agent.

## Terms

The freehold interest is available with vacant possession.

Alternatively our client may consider the granting of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

## Legal Costs

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

## 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.

## 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.



## Enquiries & Viewings



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