



**sibbett
gregory**

Unit 2 Coy Pond Business Park

Ingworth Road | Branksome | Poole | BH12 1JY

To Let

From 102.3sq m (1,102 sq ft)
to 221.7 sq m (2,389 sq ft)
Modern Office Suite with Parking



Suspended ceilings
with LED lighting



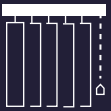
Heating/Cooling
System



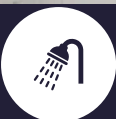
EV charging
points



Carpeting



Window blinds



Shower/Wash
Facilities



LOCATION

Coy Pond Business Park is accessed from Ingworth Road in Branksome, Poole. Ingworth Road connects with Wolterton Road which in turn joins Dalling Road and then Bourne Valley Road.

Branksome is a popular office location as it is situated approx. two miles from Bournemouth town centre and approx. four miles from Poole town centre.

There is a main line railway station in Branksome and the property is within a short distance of shops and restaurants in nearby Westbourne.





DESCRIPTION

Coy Pond Business Park is a contemporary office development situated on an elevated site.

Unit 2 comprises a two storey, self-contained office which is available either as a whole property or on a floor by floor basis.

The ground floor comprises approx. 119.4 sq m (1,285 sq ft) and is laid out as an open plan office area with two partitioned offices/meeting rooms, kitchen, storage room and WC's including a disabled toilet and a shower.

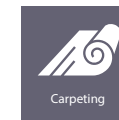
The first floor comprises approx. 102.3 sq m (1,102 sq ft) and is laid out as open plan offices with a meeting room, kitchen and two WC's.

The accommodation is as follows:-

Ground Floor	119.4 sq m	1,285 sq ft
First Floor	102.3 sq m	1,102 sq ft
Total	221.7 sq m	2,386 sq ft

The specification includes the following:-

- Suspended ceiling with LED lighting
- Heating and cooling air system
- Raised floor access
- Carpeting
- Security Alarm
- Phone entry system
- Kitchen
- Shower facilities
- Window blinds



3 allocated parking spaces per floor are provided, 1 of which has an EV charging point. The premises also have the benefit of access to communal gardens on the site.

RENT

Ground Floor	£19,000 per annum
First Floor	£16,300 per annum
Total	£35,300 per annum

The stated rents are exclusive of business rates, service charge and VAT.

TENURE

A new effective Full Repairing and Insuring Lease for a term to be agreed.

SERVICE CHARGE

A service charge is payable in respect of the provision of communal services at the property including external maintenance, window cleaning etc. Further information is available from the agents.

BUSINESS RATES

Ground Floor has a rateable value of £16,000
First Floor has a rateable value of £13,750

ENERGY PERFORMANCE

Ground Floor C (53)
First Floor C (66)

A copy of the full EPC report is available on request.

LEGAL COSTS

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

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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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.