



**UNIT 9 ALBANY PARK, CABOT LANE, POOLE, BH17 7BX**

**OFFICE TO LET**

**4,230 SQ FT (392.98 SQ M)**





# Summary

## PROMINENT SELF-CONTAINED OFFICE PREMISES

Available Size	4,230 sq ft
Rent	£55,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£44,500 (from 01.04.23)
EPC Rating	B (84)

- Prominence to A349 Cabot Lane
- Self-contained, two storey office premises
- 12 car parking spaces
- Modern specification
- EPC: B





# Location



**Unit 9 Albany Park Cabot Lane, Poole, BH17 7BX**

Albany Park is located on Cabot Lane (A349) which connects with Broadstone Way and Waterloo Road providing links to the wider conurbation with the A35/A350 being less than 1 mile distant from the premises. The premises are approximately 2.5 miles distant from Poole town centre and mainline railway station which provides direct links to London Waterloo.

Albany Park is located opposite David Lloyd Leisure Club and nearby occupiers include Subway, Mark Bennett Patisserie, Domino's, Burger King, Starbucks, Lidl and Tesco superstore.









# Further Details

## Description

Unit 9 comprises an end of terrace, two storey office premises providing self-contained accommodation with prominence to Cabot Lane. The ground floor is currently arranged as an open plan office area with a boardroom, partitioned office, kitchen/break out room and server room. The first floor is predominantly open plan with a separate office and a further kitchenette. There are male and female W.C's on both levels. The accommodation benefits from the following specification:

- Air conditioning providing heating/cooling
- LED lighting
- Suspended ceiling
- Carpets
- Perimeter trunking
- Blinds
- Kitchenette facilities
- W.C facilities

Externally, there are 12 allocated car parking spaces.

## Viewings

Strictly by appointment through the joint agents.

## Lease Terms

The premises are available by way of a new full repairing and insuring lease for a negotiable term, incorporating upwards only, open market rent reviews.

## Service Charge

An estate service charge will be payable in respect of the management, maintenance and upkeep of the common parts of the estate. Interested parties are urged to make further enquiries.

## Legal Costs

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

## 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.









## Enquiries & Viewings



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