

# TO LET

Extensively Refurbished

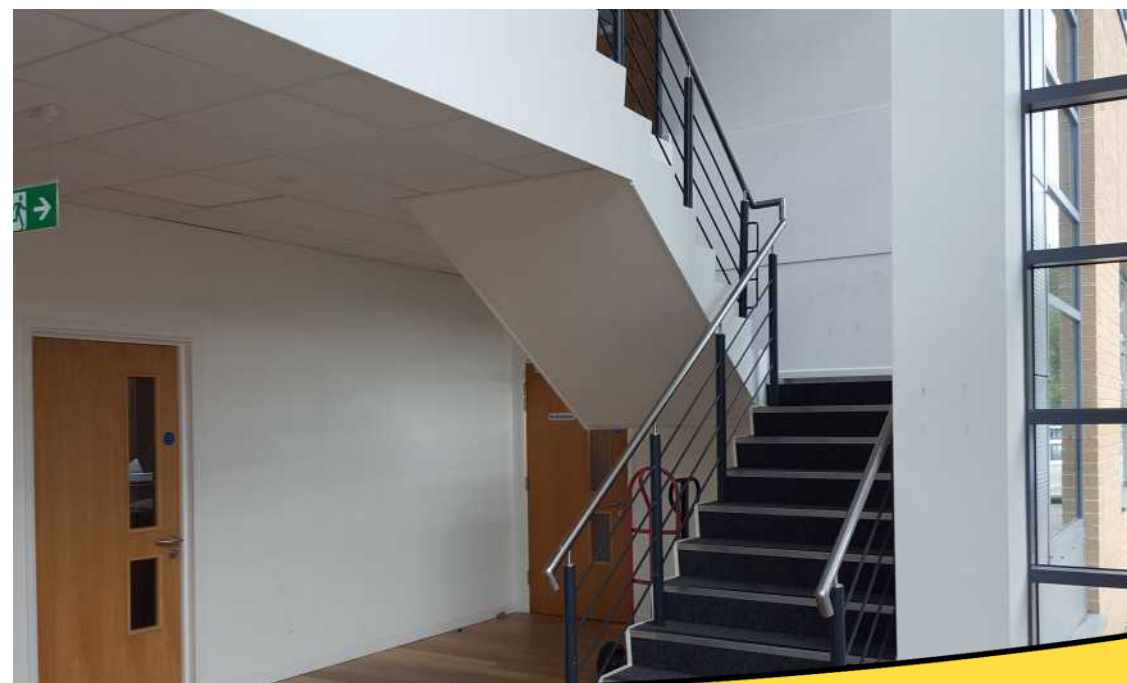


 **Cowling  
& West**  
**01202 558 262**  
[cowlingandwest.co.uk](http://cowlingandwest.co.uk)

## MODERN SELF-CONTAINED FIRST FLOOR OFFICE SUITE

- 347.0 sq. m (3,735 sq. ft.)
- 15 Allocated On-site Car Parking Spaces
- **FF. Unit 1 Concept Park, Innovation Close, Poole, Dorset, BH12 4QT**





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## ● Location

Concept Park is a modern office development accessed off Yarrow Road and situated close to the Tower Park leisure and retail complex. The location is strategically positioned between Bournemouth and Poole with good access to the Dorset Way (A3049) dual carriageway which provides links to the west and east.

The immediate area is characterised by a mix of commercial, retail and leisure businesses.

## ● Description

The property comprises a detached pavillion style two storey office unit. There is a shared entrance with the ground floor which accesses a staircase and lift leading to the first floor.

The property provides open plan office accommodation and has undergone extensive refurbishment to include new suspended ceilings, lighting and carpeting.

## ● Accommodation

First Floor	347.0 sq. m.	(3,735 sq. ft.)
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[VIEW LOCATION MAP](#)

## ● Features

- Suspended ceilings with inset LED light fittings
- **Double glazed windows**
- **Carpeting**
- **Air conditioning**
- **Male, female & disabled WC facilities**
- **Security system**
- **15 Allocated car parking spaces**
- **Lift**
- **Shower**
- **Raised access flooring with floor boxes insitu**
- **Three compartment perimeter trunking**

## ● Tenure

The suite is available to let by way of a new lease on effective full repairing and insuring terms for a period to be agreed incorporating upward only rent reviews.

## ● Rent

£60,000 pa. exclusive of rates, VAT, service charge and insurance.

## ● VAT

The letting of this property will be subject to VAT at the appropriate rate.

[GOOGLE STREET VIEW](#)



## ● Rates

The current rateable value for the property is £36,500.

## ● Energy Performance

The property has an Energy Performance Asset Rating of C(72).

## ● Legal Costs

Both parties to be responsible for their own legal costs.

## ● Viewing Strictly by appointment through the sole agents:

Cowling & West  
The White House  
170 Magna Road  
Canford Magna  
Wimborne  
Dorset BH21 3AP

Simon West

[simonw@cowlingandwest.co.uk](mailto:simonw@cowlingandwest.co.uk)

## ● Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

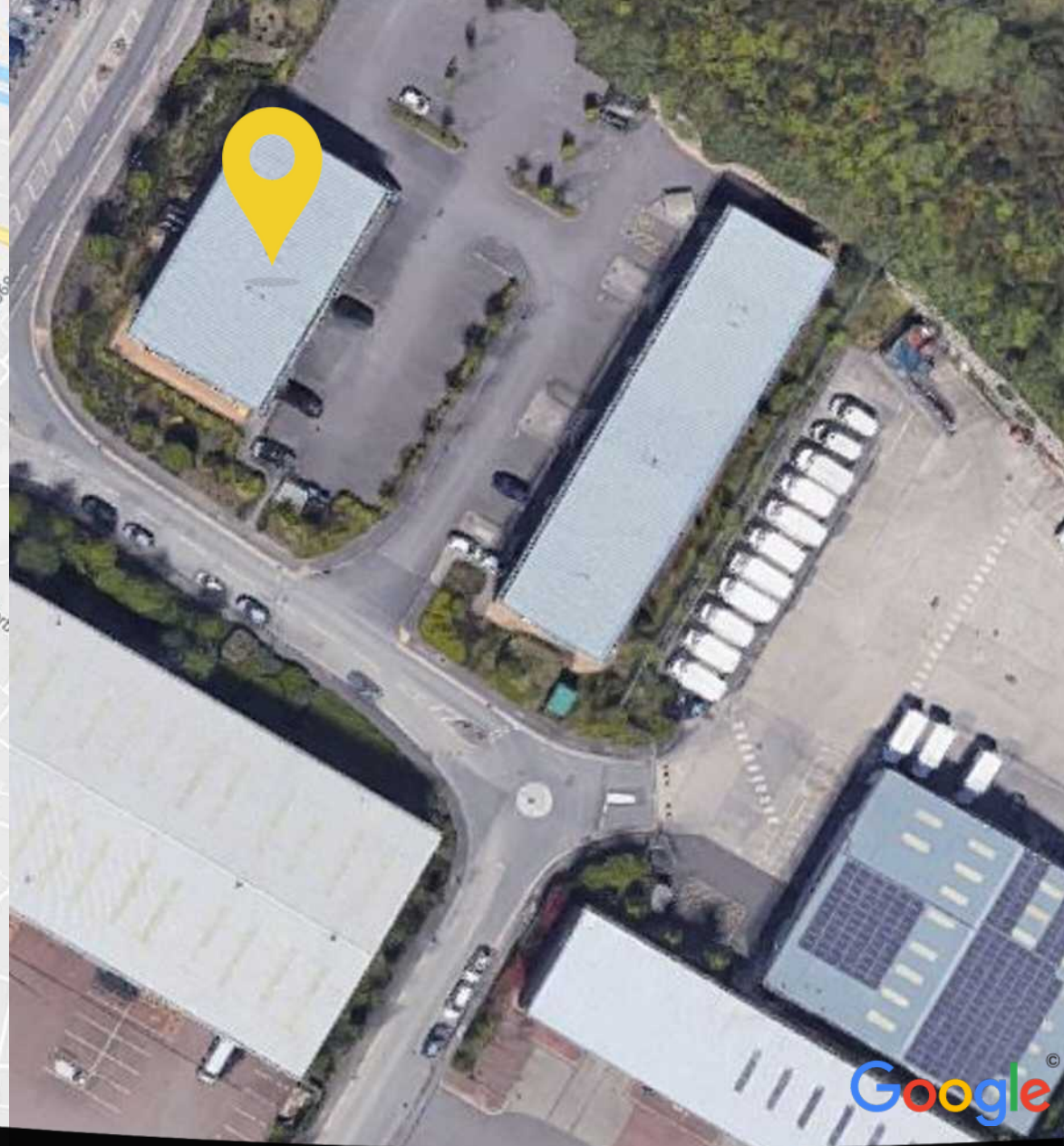
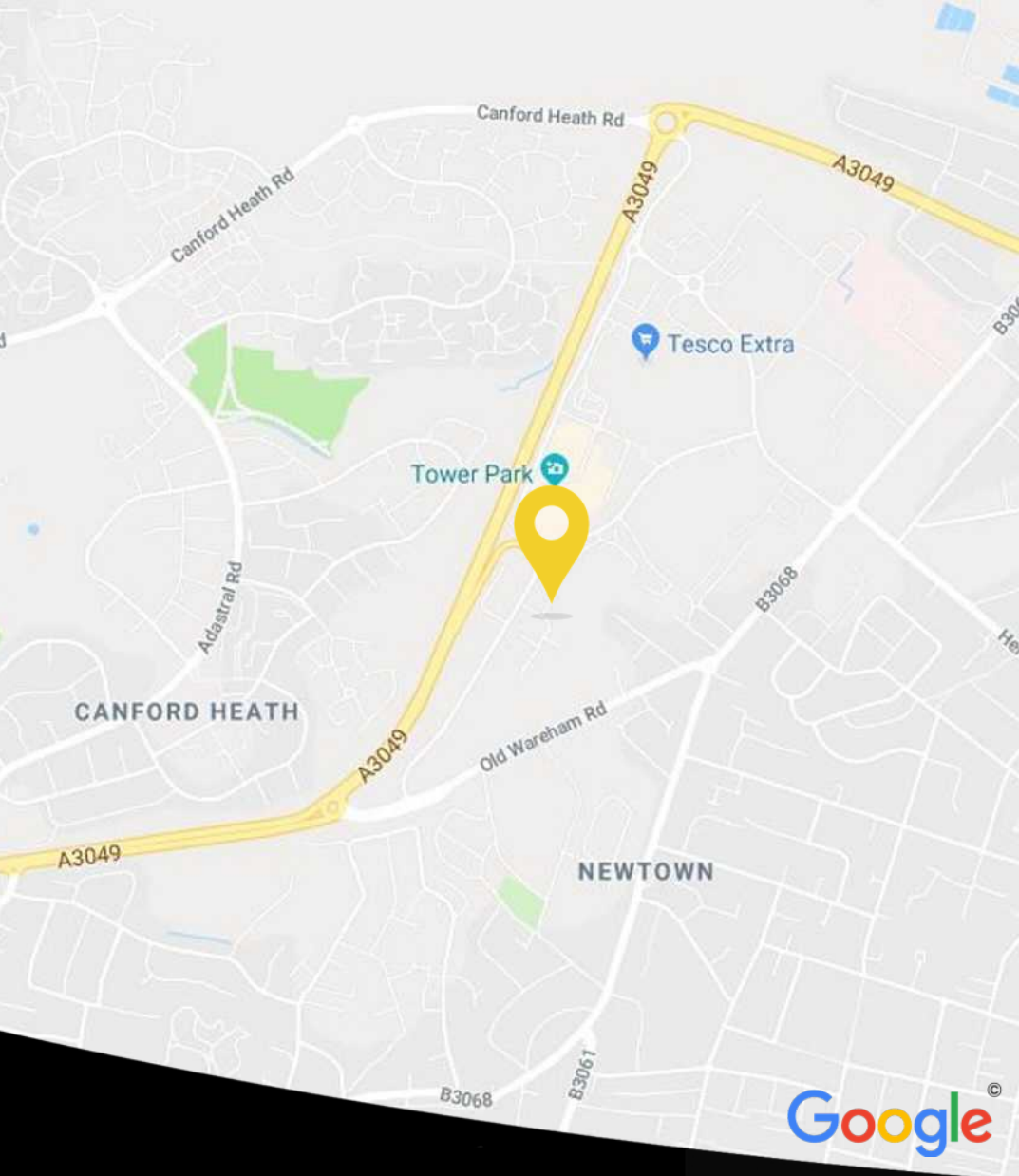
## ● Important Note

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.

## ● Disclaimer

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