



Commercial Property & Land Agents Surveyors & Town Planners

3 Winchester Place, North Street, Poole, Dorset BH15 1NX
Tel (01202) 661177, Fax (01202) 665435, info@sibbettgregory.com
www.sibbettgregory.com

FOR SALE MODERN OFFICE SUITE WITH PARKING

Unit 16 Freeland Park, Wareham Road, Lytchett Matravers,
Poole, BH16 6FH



- **Internal Area of approx.
56.3 sq (606 sq ft)**
- **Self-contained office suite
with 3 parking spaces**
- **For Sale Freehold**
- **Modern accommodation**

LOCATION

Freeland Park is situated on Wareham Road in Lytchett Matravers close to its junction with High Street and Huntick Road. The entrance to the development is immediately to the north of Abbotts Meadow on the eastern edge of the village.

Lytchett Matravers is accessed either from A35 between Poole and Bere Regis or A350 between Poole and Blandford. Poole town centre is approx. 6.5 miles from the development.

DESCRIPTION

Freeland Park is a development of 19 small office suites and light industrial units built in a traditional rustic style.

Unit 16 is a ground floor, self-contained office suite with brick elevations under a pitched tiled roof with replica slate tiles and natural timber windows.

The office suite is laid out as a main office area together with a separate meeting area/break-out space, kitchenette and WC.

The specification comprises the following:-

- Gas fired central heating
- Plastered ceilings
- Surface mounted Category 2 lighting
- Perimeter skirting trunking
- Carpeting
- Disabled WC
- Kitchenette

The office suite has an internal area of approx. 56.3 sq m (606 sq ft).

TENURE

The premises are for sale freehold with vacant possession on completion.

PRICE

£135,000 exclusive of VAT.

An annual Estate service charge is payable in respect of the upkeep and maintenance of the common parts of the development.

Further details are available from the Agents.

PARKING

The premises have 3 allocated parking spaces.

Visitor parking is also provided at the development.



PLANNING

The development has Planning Consent for Class B1 Use. Operating times for the development are as follows:-

7.30am – 7.30pm Monday to Friday

7.30am – 1pm Saturdays

No Sundays or Bank Holidays

BUSINESS RATES

The property has a rateable value of £5,300.

As the rateable value is below £12,000 business rates are not currently payable for the property.

ENERGY PERFORMANCE

The property has an EPC rating of B-27.

A full copy of the EPC is available on request.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Contact: Jayne Sharman - 01202 661177

EMAIL: jayne@sibbettgregory.com

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.





**UNIT 16 FREELAND PARK, WAREHAM ROAD,
LYTCHETT MATRAVERS, POOLE, BH16 6FH**

