




## Suite B, Kings Point House, 5 Queen Mother Square, DT1 3BW

For Lease an impressive Grade A Office Suite located in the heart of Poundbury.

 3519.00 sq ft

- Impressive Office Suite
- Located within Queen Mother Square
- Suspended ceilings and underfloor heating
- Reserved basement car parking

£45,000 Per Annum

## SITUATION

The property is located within the renowned Queen Mother Square, Poundbury. Poundbury is an urban extension to Dorchester built on the principles of architecture and urban planning as advocated by The Prince of Wales in 'A vision of Britain'.

Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, art gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery along with a number of specialist outlets.

Poundbury is currently home to approximately 4,600 people and the community provides employment for over 2,300 people and some 240 businesses.

## THE PROPERTY

The property comprises approximately 3,519 sq ft of modern first floor office space in the heart of Poundbury.

The suite has lift access in the foyer off Queen Mother Square and there is reserved basement parking for 20 cars. There is unrestricted parking in the vicinity.

The internal configuration is mainly open plan with partitioned office space, meeting rooms, w.c. facilities and a kitchen. The offices are finished to a high standard, including suspended ceilings, LG3 lighting, perimeter trunking, full carpeting and under floor heating.

## Accommodation

All measurements are approximate.

3,519 sq ft  
327 sq m

## OUTSIDE/SERVICE

Underfloor heating, mains electricity and water.

There is a service charge budget (price on application)

No tests have been carried out in respect of the services and we are therefore unable to comment on the condition there on.

## DIRECTIONS

On foot from our Poundbury office, turn left and proceed past the Brace of Butchers then turn left towards Waitrose. The entrance door will be found on your left, opposite the disabled parking spaces.

## LOCAL AUTHORITY

Dorset Council

Tel: 01305 221000

Business Rates: RV TBA

## CODE FOR LEASING BUSINESS PREMISES

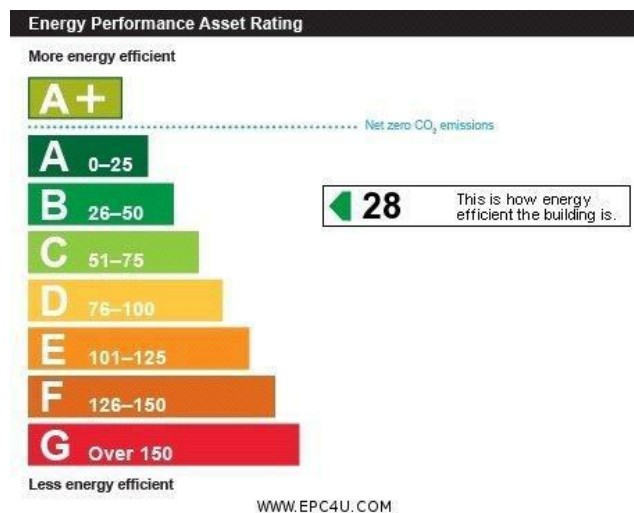
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremise.co.uk](http://www.leasingbusinesspremise.co.uk).

## FINANCE ACT 1989

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

## LEGAL COSTS

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



JMT/22/11/24



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