

FOR SALE / TO LET

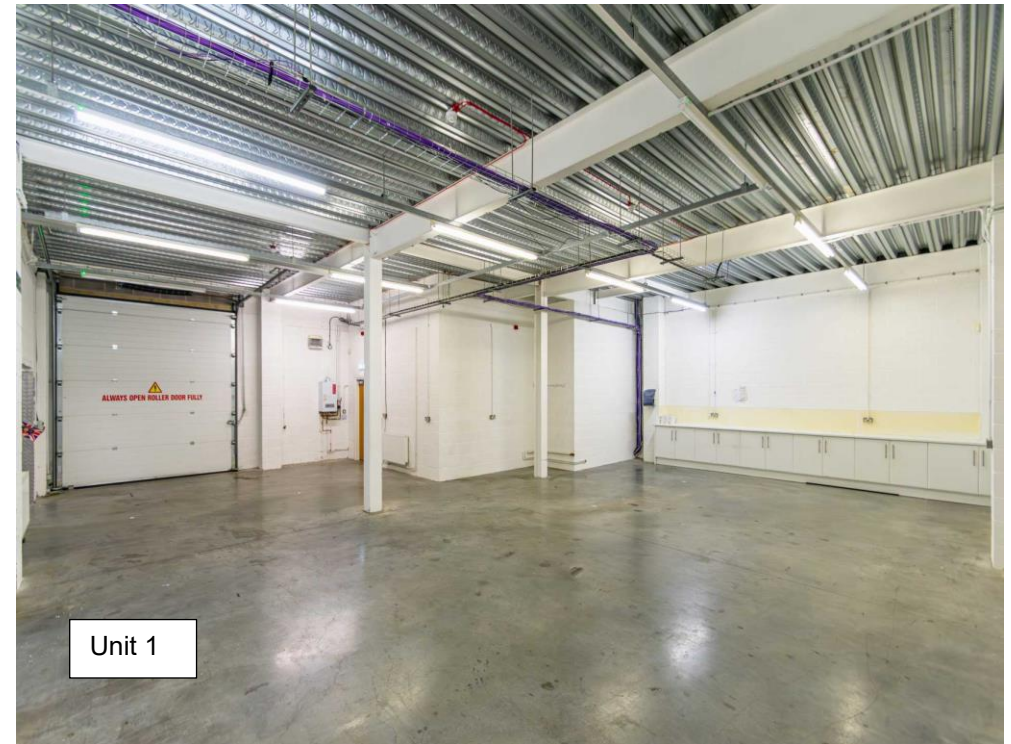
TWO-STOREY BUSINESS PREMISES

Units 1 and 2
The Concept Centre
Innovation Close
Poole BH12 4QD

2,658 sq ft / 3,220 sq ft / 5,878 sq ft
Approx. gross internal areas

Available individually or together





THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

LOCATION

The development is situated on a site within Concept Park a mixed commercial development within the heart of the established Yarrow Road/Tower Park commercial area with access closeby to the A3049 Dorset Way dual carriageway linking westwards to the A35 and eastwards to the A31/M27/M3 via the A348 Ringwood Road.

DESCRIPTION

The properties are currently interlinked at ground and first floors but can be made available individually if required

Each unit has the following features:-

- Steel clad/composite panel/brick elevations
- Steel clad insulated roof
- Steel frame
- Sectional up and over loading door measuring approx 2.7m wide x 3.3m high
- Approx 3.5m ground floor headroom
- Power floated concrete ground floor
- Gas fired central heating and lighting (not tested)
- First floor offices have suspended ceilings with integral lighting, carpets and air con cassettes
- Unit 2 has the benefit of two partitioned offices and a teapoint at first floor
- Unisex disabled WC at ground floor. Two further WC's at first floor level
- Allocated parking

Unit 1	5 spaces
Unit 2	4 spaces

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ACCOMMODATION

Unit 1

Ground Floor

Factory/Warehouse/WC	1,603 sq ft (149 m ²)
First Floor Offices/WC's	<u>1,617</u> sq ft (<u>150</u> m ²)
Total	3,220 sq ft (299 m²)

Unit 2

Ground Floor

Factory/Warehouse/WC	1,329 sq ft (123.5 m ²)
First Floor Offices/WC's	<u>1,329</u> sq ft (<u>123.5</u> m ²)
Total	2,658 sq ft (247.0 m²)

Measured on a gross internal basis

TENURE

Leasehold

The premises are available to let together or individually on a new full repairing and insuring lease for a term to be agreed incorporating upward only open market rent reviews.



Rent

Unit 1	£38,500 + VAT per annum exclusive
Unit 2	£32,000 + VAT per annum exclusive
Units 1&2	£70,500 + VAT per annum exclusive

The rents quoted are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

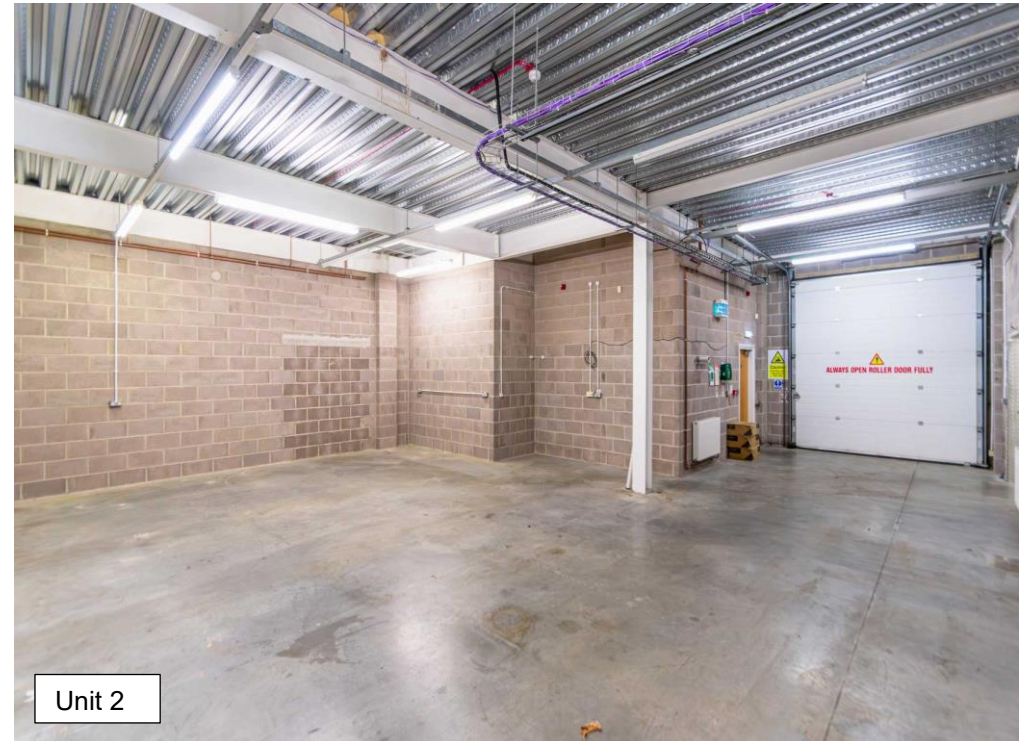
For sale

The units are for sale with vacant possession together or individually by way of 999 year leases from 20th June 2011. The ground rent is £100 per annum per unit doubling every 25 years.

Prices

Unit 1	£499,950 + VAT
Unit 2	£425,000 + VAT
Units 1 & 2	£924,950 + VAT

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BUSINESS RATES (source: www.voa.gov.uk)

Rateable value: Units 1&2 £55,500 (From 1st April 2023)

Rateable value: Units 1&2 £72,500 (From 1st April 2026)

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the lessor's reasonable legal costs incurred in the preparation and completion of the legal documentation. Each party to bear their own costs in the event of a sale.

SERVICE CHARGE

There is a service charge payable in respect of the upkeep, management and maintenance of common parts within the Estate which is currently budgeted at £275 plus VAT per quarter for Unit 1, and £225 plus VAT per quarter for Unit 2, payable quarterly in advance.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Unit 1 Band C (60)

Assessment - Unit 2 Band C (71)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning department of BCP Council (Poole) tel. 01202 633633 in connection with their own proposed use of the property.

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

VIEWING AND FURTHER INFORMATION

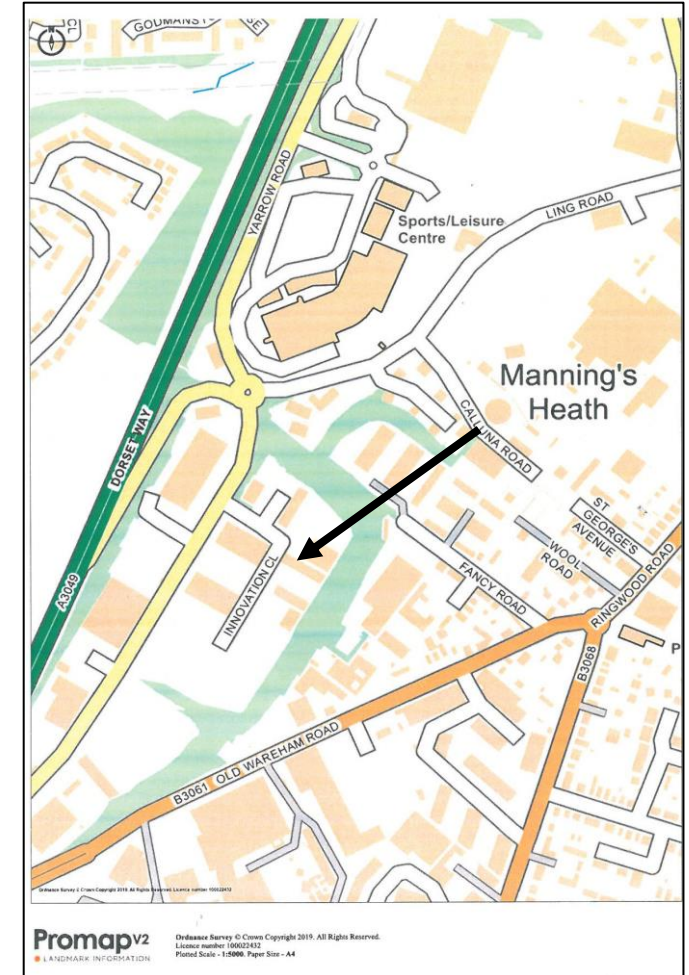
Strictly by appointment through the Joint Agents:-



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