



## **Suite B**

### **Kings Point House, 5 Queen Mother Square, Poundbury DT1 3BW**

**For Lease an impressive Grade A Office Suite located in the heart of Poundbury**  
**Rental - £75,000 per annum exclusive of VAT and outgoings**

**Symonds  
& Sampson**

ESTABLISHED 1858

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

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

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

Viewing - Strictly by appointment.  
Dorchester Commercial office on 01305 261008

### The Property

The property comprises approximately 5,565 sq ft of modern second 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 additional 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.

5,565 sq ft  
517 sq m

### Rateable Value

£85,000 per annum

### VAT

VAT is chargeable

### Tenure

The suite is available on a new lease with terms to be agreed.

### Services

Underfloor heating, mains electricity and water.

There is a service charge budget (2022) of £19,905.

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

### Legal Costs

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

### 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'.

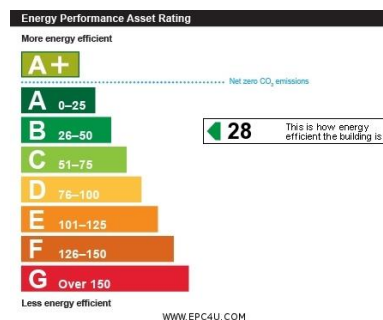
Queen Mother Square provides a wide range of amenities including Waitrose, the Duchess of Cornwall Inn, butchers, art gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery along with numerous 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.

### 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.

### Energy Performance Certificate



RHO/06/10/2022



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