



**FIRST FLOOR CHAMBER HOUSE, UNIT B ACORN OFFICE
PARK, POOLE, BH12 4NZ**

OFFICE TO LET

194 SQ M (2,088.20 SQ FT)



Summary

TO LET

Self Contained Open Plan Office Plus 6 Car Spaces

Available Size	194 sq m
Rent	£22,500 per annum
Rateable Value	£25,750 (from 01.04.23)
EPC Rating	C (51)

- Suspended ceilings with LED light fittings
- Double glazed windows
- Carpet tiles
- Gas fired central heating
- Three compartment perimeter trunking
- Emulsion wall finishes
- Shared toilet facilities at both levels with disabled WC at car parking level
- Ramped access to office building
- 6 Car parking spaces



Location

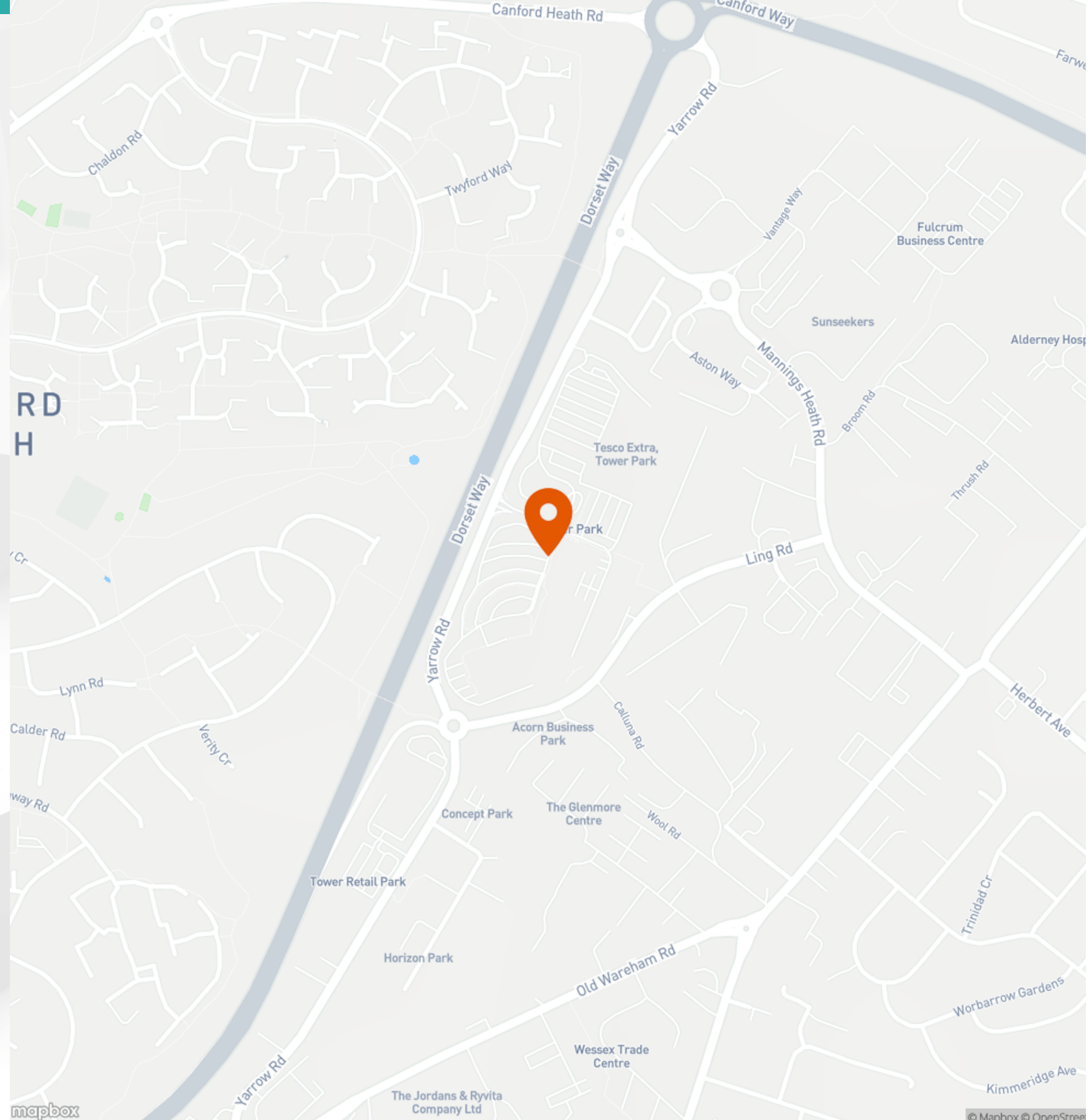


**First Floor Chamber House,
Unit B Acorn Office Park,
Tower Park, Poole, BH12 4NZ**

Acorn Business Park is situated off Ling Road, adjoining the Tower Park leisure complex, which lies approximately 2½ miles to the North of Poole Town Centre and 4 miles to the West of Bournemouth Town Centre. This location offers good access to major transport links, with Tower Park

located adjacent to Dorset Way (A3049) making it centrally placed for access throughout the Poole/Bournemouth conurbation. Bournemouth International Airport is approximately 7 miles away.

Tower Park is an area of mixed commercial use, including a large Tesco supermarket and a major leisure complex with cinema and a variety of restaurants.



Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	2,088.20	194	Available
Total	2,088.20	194	

Description

This property comprises a pavilion style semi-detached office building of traditional construction with brick elevations under a pitched tiled roof. The accommodation is situated on the upper ground floor (car park) level of the building.

Rent

£22,500 p.a. exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Viewings

Strictly by appointment through the sole agent.

Tenure

Available by way of a new full repairing and insuring lease incorporating upward only rent reviews. Utility services are to be charged at 50% of the total cost for the building and there is a Service Charge for the cleaning and maintenance of the common parts.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Enquiries & Viewings



David Cowling

dcowling@vailwilliams.com

07740 611100

01202 558262

 **Vail
Williams**
[View on our website](#)