

# FOR SALE/TO LET

TWO HIGH-TECH TWO STOREY BUSINESS UNITS

2,658 / 3,220 / 5,878 SQ FT

247 / 299 / 546 SQ M

AVAILABLE INDIVIDUALLY  
OR TOGETHER



UNITS 1 & 2  
THE CONCEPT CENTRE

INNOVATION CLOSE, POOLE, DORSET, BH12 4QD

TWO HIGH-TECH TWO STOREY BUSINESS UNITS WITH EXCELLENT ACCESS TO THE DORSET WAY DUAL CARRIAGeway

**UNIT 1** 3,220 SQ FT

**RENT:** £38,500 PER ANNUM EXCLUSIVE  
**PRICE:** £499,950 PLUS VAT

**UNIT 2** 2,658 SQ FT

**RENT:** £32,000 PER ANNUM EXCLUSIVE  
**PRICE:** £425,000 PLUS VAT

**UNITS 1 & 2** 5,878 SQ FT

**RENT:** £70,500 PER ANNUM EXCLUSIVE  
**PRICE:** £924,950 PLUS VAT



**UNIT 1**

**UNITS 1 & 2**  
**THE CONCEPT CENTRE**

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UNIT 2



UNITS 1 & 2  
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## LOCATION

The development is situated within the heart of the established Yarrow Road/Tower Park commercial area with access close by 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 premises have the following features:

- » Steel clad/composite panel/brick elevations
- » Steel clad insulated roofs
- » Steel frames
- » Sectional up and over loading doors measuring approximately 2.7m wide x 3.3m high
- » Approximately 3.5m ground floor head room
- » Power floated concrete ground floor
- » Gas fired central heating and lighting
- » First floor offices with suspended ceiling, integral lighting and carpets
- » Unit 2 has the benefit of 2 partitioned offices and a tea point at first floor level
- » Unisex disabled WC at ground floor level. 2 further WCs at first floor level
- » Allocated parking – Unit 1 – 5 spaces Unit 2 – 4 spaces
- » Air conditioning (first floor offices)

## ACCOMMODATION

	<b>sq m</b>	<b>sq ft</b>
<b>Unit 1</b>		
Ground floor	149	1,603
First floor offices/WCs	150	1,617
<b>Total</b>	<b>299</b>	<b>3,220</b>
<b>Unit 2</b>		
Ground floor	123	1,329
First floor offices/WCs	124	1,329
<b>Total</b>	<b>247</b>	<b>2,658</b>

The above areas have been calculated on a gross internal area basis.

## TENURE

The premises are available on the following basis:

1. By way of new full repairing and insuring leases for a negotiable term, incorporating upward only open market rent reviews.

OR

2. By way of 999 year leases which commenced on 20 June 2011, subject to a current ground rent of £100 (exclusive of VAT) per annum per unit. The ground rent doubles every 25 years and accordingly, from 20 June 2036 the ground rent will increase to £200 (exclusive of VAT) per annum per unit.

## RENTS

Unit 1	<b>£38,500 per annum exclusive</b>
Unit 2	<b>£32,000 per annum exclusive</b>
Units 1 & 2	<b>£70,500 per annum exclusive</b>

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

## RENTS

Unit 1	<b>£499,950 (plus VAT)</b>
Unit 2	<b>£425,000 (plus VAT)</b>
Units 1 & 2	<b>£924,950 (plus VAT)</b>

## RATEABLE VALUES

Units 1 & 2 are currently assessed as one hereditament: £72,500 (from 1.4.26)

## EPC RATINGS

Unit 1: C - 60 // Unit 2: C - 71

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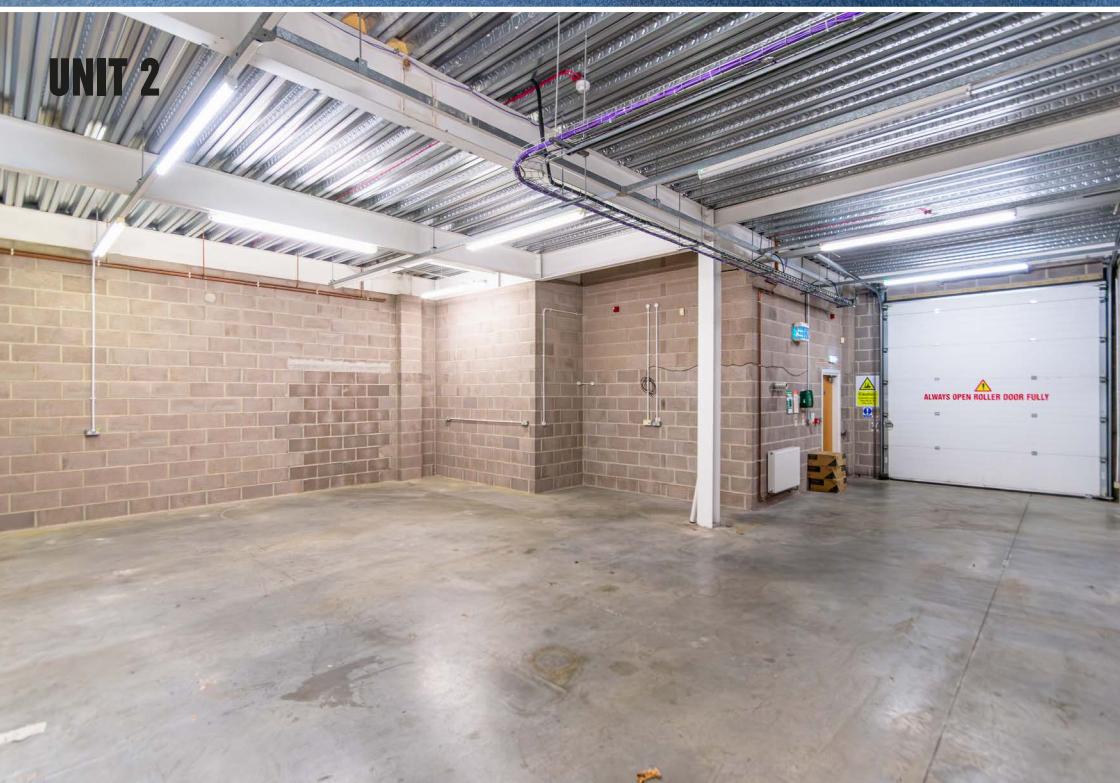
**UNIT 1**



**UNIT 1**



**UNIT 2**



**UNITS 1 & 2  
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## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the park and this is currently budgeted at the following rates:-

UNIT 1 £1,100 plus VAT per annum

Unit 2 £900 plus VAT per annum

## 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

## VIEWINGS

Strictly by prior appointment through the joint sole agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



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**STEVE TOMKINS**  
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## IMPORTANT

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

### FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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