

**TO LET**  
**SELF-CONTAINED CLASS E COMMERCIAL PREMISES**  
**1,067 - 2,135 SQ FT**



BUSINESS SPACE

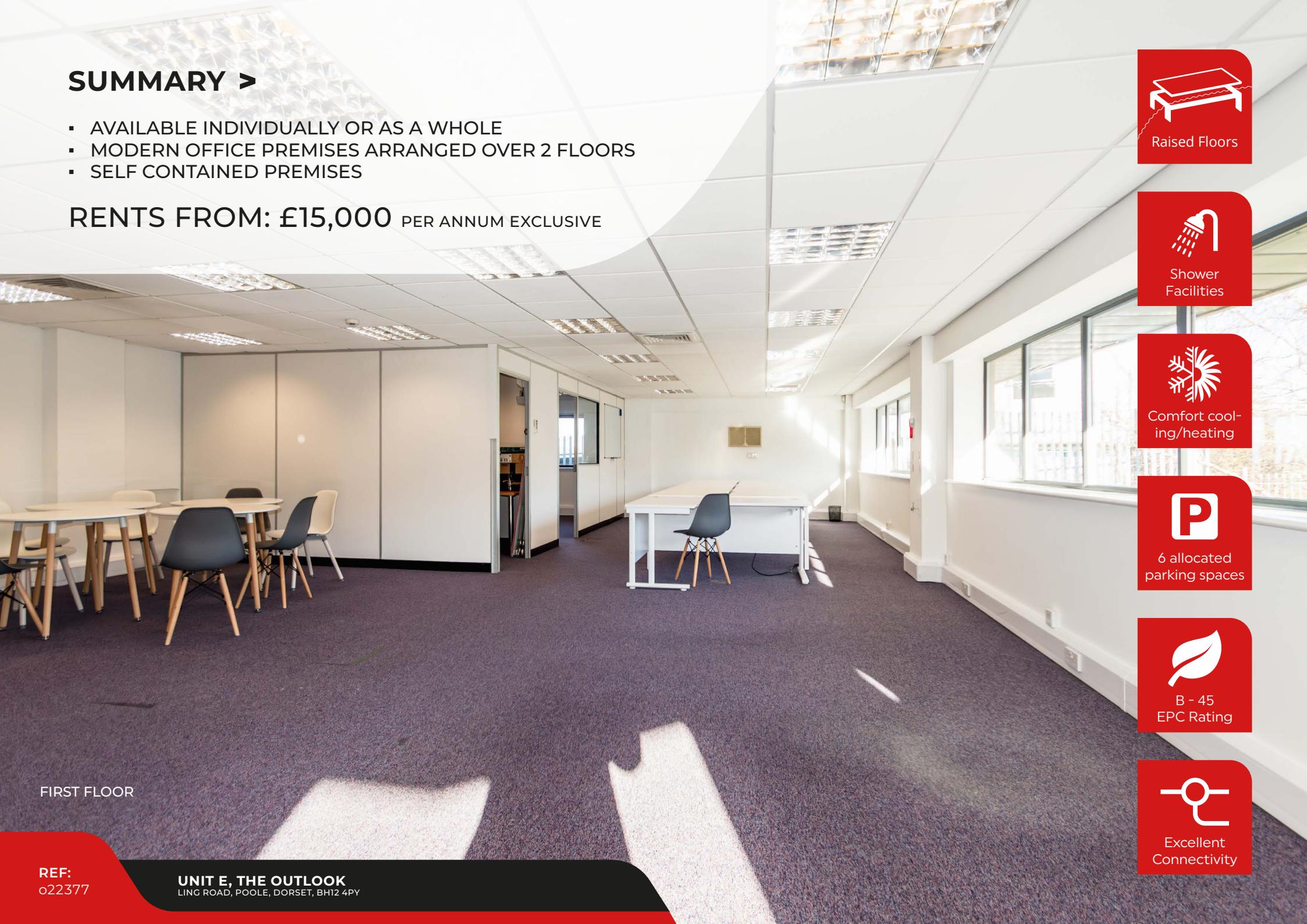
goadsby

**UNIT E, THE OUTLOOK**  
LING ROAD, POOLE, DORSET, BH12 4PY

## SUMMARY >

- AVAILABLE INDIVIDUALLY OR AS A WHOLE
- MODERN OFFICE PREMISES ARRANGED OVER 2 FLOORS
- SELF CONTAINED PREMISES

RENTS FROM: £15,000 PER ANNUM EXCLUSIVE



Raised Floors



Shower Facilities



Comfort cool-  
ing/heating



6 allocated  
parking spaces



B - 45  
EPC Rating



Excellent  
Connectivity

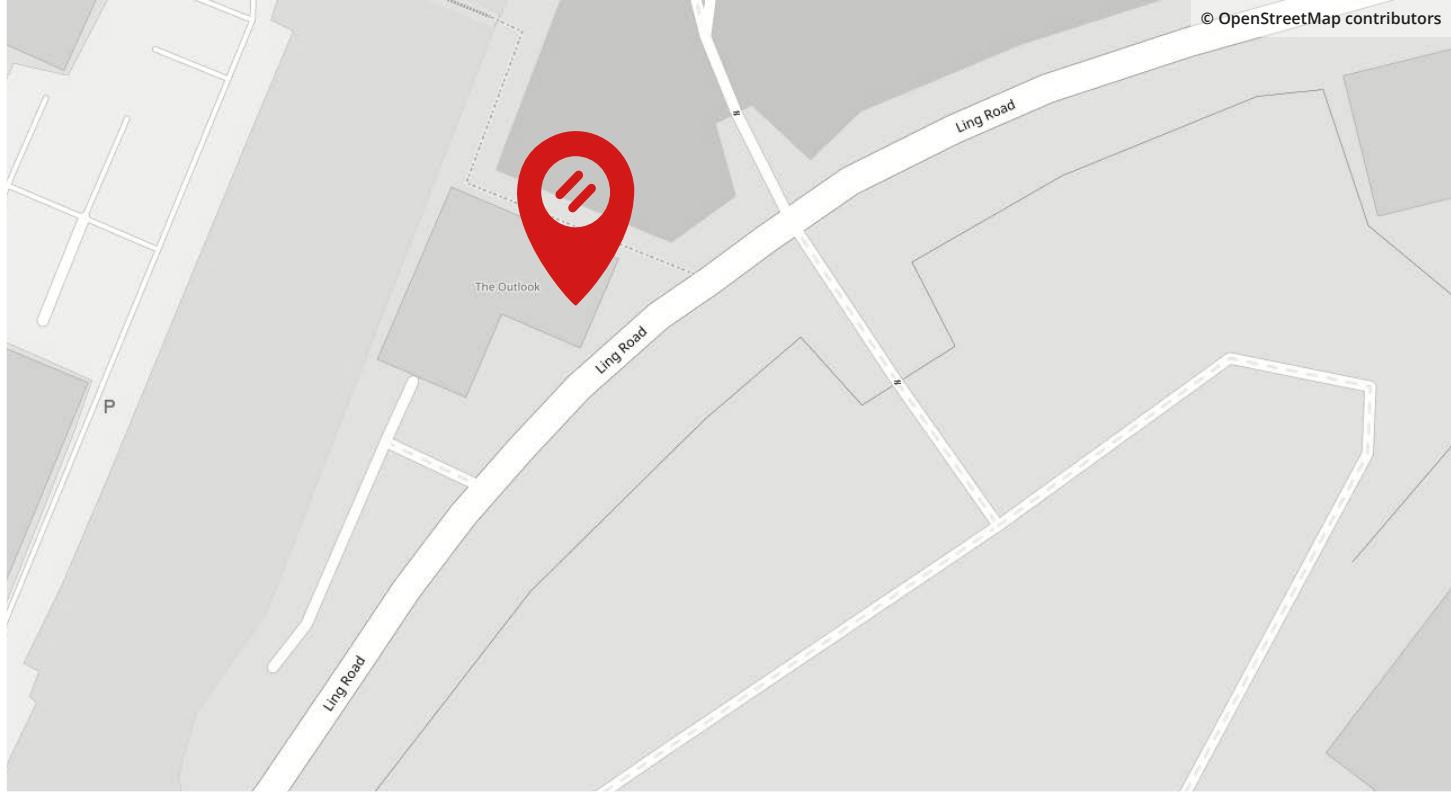
FIRST FLOOR

REF:  
022377

UNIT E, THE OUTLOOK  
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## Location

The Outlook is located mid-way along Ling Road which at one end connects to Mannings Heath Road and to the other end to the busy Yarrow Road and the A3049 which in turn connects to the A35 dual carriageway and to the M27/M3 motorway networks to the north-east via the A31. Poole town centre and Bournemouth town centre are approximately 4 miles and 4.7 miles distant respectively.



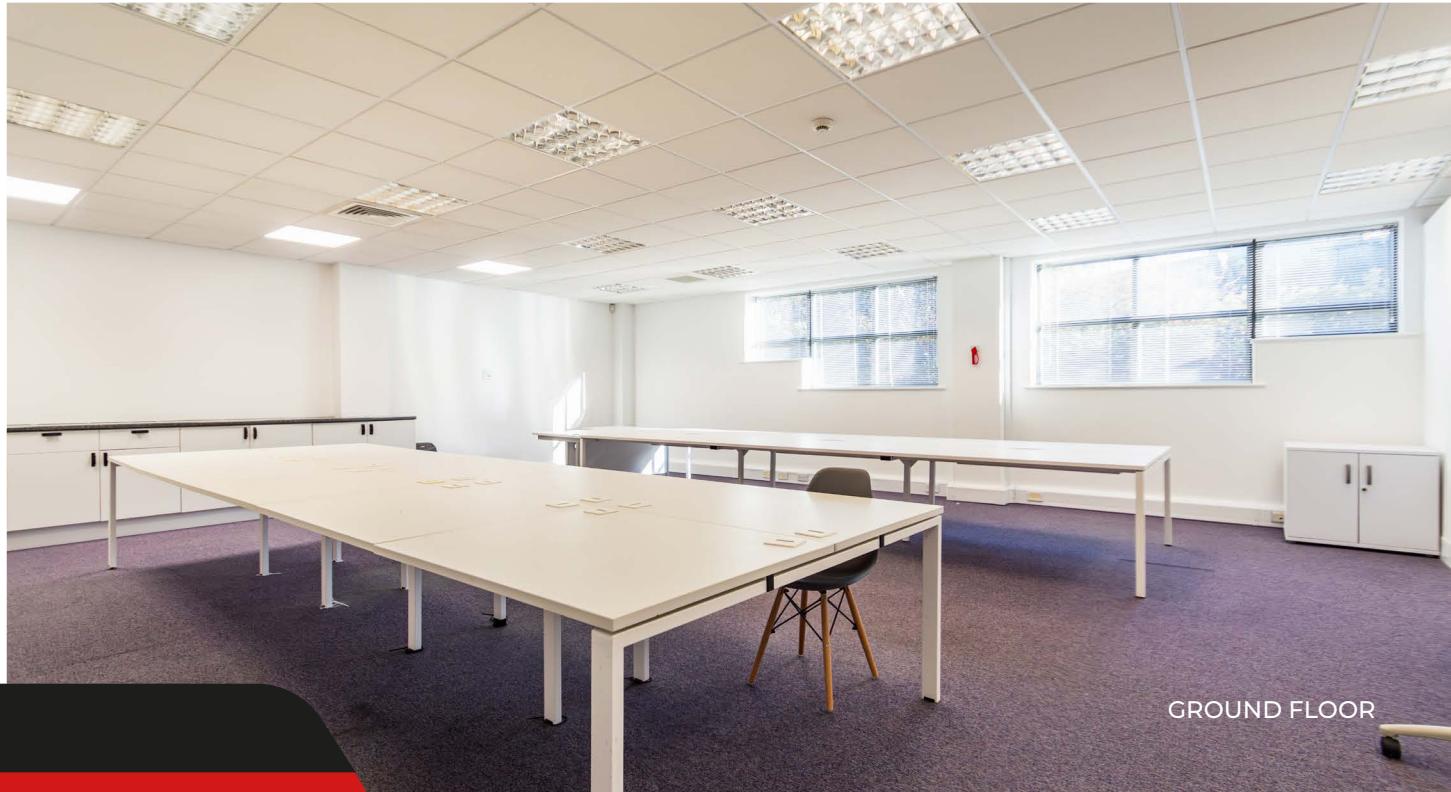
## Description

The Outlook is a development of 5 self-contained office premises which are of brick construction under pitched tiled roofs. Unit E is an end terrace unit with a personnel entrance providing access to the ground and first floors. The accommodation is arranged over two floors with cloakroom and kitchenette facilities on both levels.

## Specification

The building benefits from the following specification:

- Carpets
- Double glazed windows
- Suspended ceilings
- Blinds
- Lighting
- Male and female WCs
- 2 No. kitchenettes
- Disabled WC
- Comfort cooling/
- Shower
- heating system
- Raised floor (to part)



## Accommodation

sq m    sq ft

Ground floor	99	1,067
First floor	99	1,068

**Total net internal area approx. 198 2,135**

Measured in accordance with the RICS Property Measurement 2nd Edition.

## Rateable Value

Ground floor: £13,250 (from 1.4.23) // £15,000 (from 1.4.26)  
 First floor: £13,250 (from 1.4.23) // £15,000 (from 1.4.26)

REF:  
o22377

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GROUND FLOOR

## Lease

Available by way of new full repairing and insuring leases with upward only, open market rent reviews every 3 years.

## Rents

Ground Floor: £15,000 per annum  
 First Floor: £15,000 per annum  
 Whole: £30,000 per annum

The above rents are exclusive of VAT and all outgoings.

## Service Charge

A service charge may be payable, interested parties are encouraged to make further enquiries.

## Legal Costs

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

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Joshua Adamson**  
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 01202 550110 // 07500 894599





## 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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