



First floor offices to let

## Unit K, Lion Works, 543 Wallisdown Road, Poole, BH12 5AD

Self-contained, first floor office suite with parking

- Approx. 103.1 sq m (1,110 sq ft)
- 5 parking spaces
- Potential for business rates exemption (subject to status)
- £10,000 per annum exclusive
- Immediately available
- Office administration use only

# Unit K, Lion Works, 543 Wallisdown Road, Poole, BH12 5AD

## LOCATION

The premises are situated on the Lion Works Industrial Estate which fronts Wallisdown Road in Poole. Wallisdown Road (A3049) is a principal route linking Poole and Bournemouth town centres. Wallisdown Road joins the A348 Ringwood Road which in turn leads on to the A31.

Poole town centre is approx. 6 miles distant and Bournemouth town centre and Bournemouth train station are approx. 5 miles away.

## DESCRIPTION

The premises form part of a two storey, detached office building of traditional brick elevations under a flat roof.

The first floor offices have their own entrance at the side of the property and a staircase leads up to the first floor.

The accommodation is self-contained and comprises 5 offices (some of which are inter-connecting) together with a kitchen and male and female WC's.

The specification includes gas fired heating, fluorescent strip lighting, carpeting, power and IT/phone points.

The offices have a net internal area of approx. 103.1 sq m (1,110 sq ft).

## ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Floor Office suite	1,110	103.12	Available
<b>Total</b>	<b>1,110</b>	<b>103.12</b>	

## TENURE

The premises are available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

## RENT

£10,000 per annum exclusive of service charge, business rates (if applicable) and VAT.

## SERVICE CHARGE

A service charge is payable in respect of the common services at the premises as well as a contribution towards the upkeep and maintenance of the common parts of the estate. Further information is available from the Agents.

## EPC

The premises have been rated as E - 122.

## BUSINESS RATES

The premises have a rateable value of £9,900.

## PARKING

The premises have the benefit of 5 allocated parking spaces.



## SUMMARY

Available Size	1,110 sq ft
Rent	£10,000.00 per annum
EPC Rating	E (122)

## VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

[jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)

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gregory**

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