



**sibbett
gregory**

6 VISTA PLACE

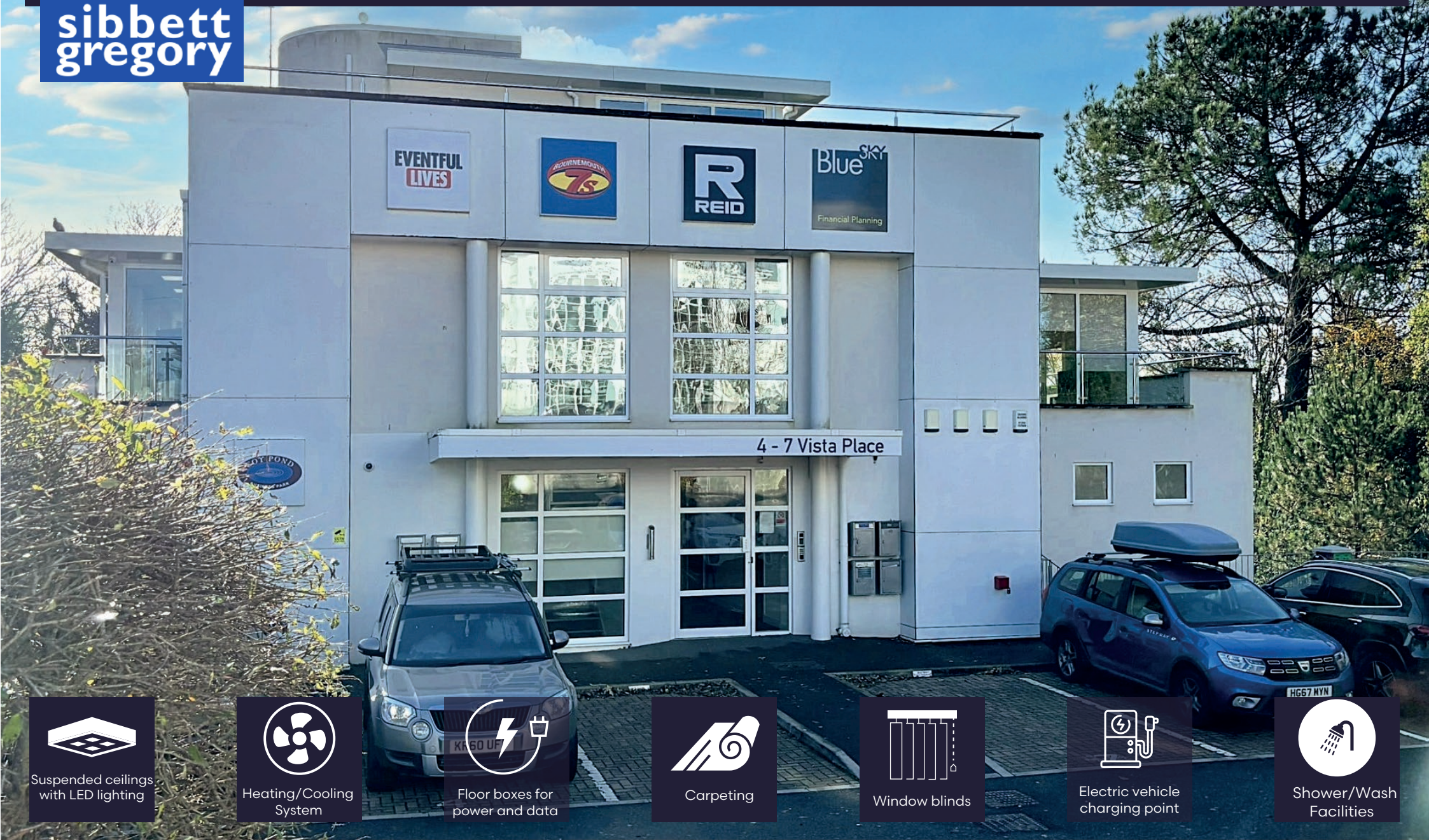
Coy Pond Business Park | Poole | BH12 1JY

To Let

Modern

Office Suite

192.1 sq m (2,068 sq ft)



Suspended ceilings
with LED lighting



Heating/Cooling
System



Floor boxes for
power and data



Carpeting



Window blinds



Electric vehicle
charging point



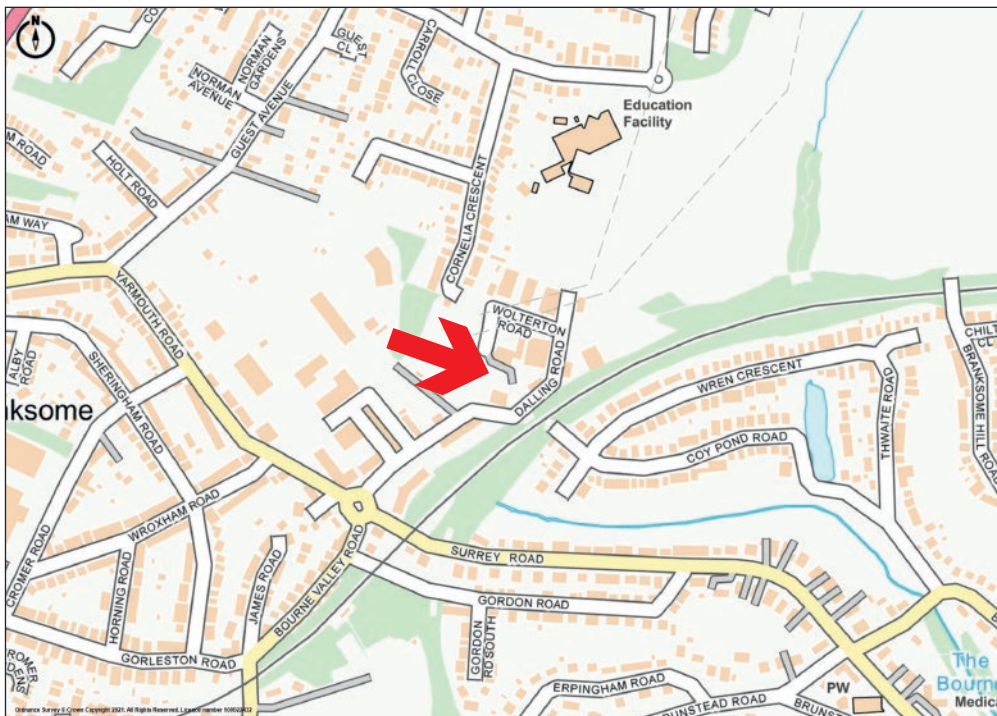
Shower/Wash
Facilities

LOCATION

Vista Place is accessed from Ingworth Road in Branksome, Poole. Ingworth Road connects with Wolterton Road which in turn joins Dalling Road and then Bourne Valley Road.

Branksome is a popular office location as it is situated approx. two miles from Bournemouth town centre and approx. four miles from Poole town centre.

There is a main line railway station in Branksome and the property is within a short distance of shops and restaurants in nearby Westbourne.





DESCRIPTION

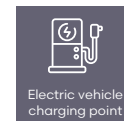
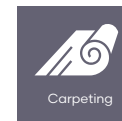
Vista Place is a detached, contemporary four storey office building forming part of Coy Pond Business Park.

Suite 6 occupies one floor of the building and comprises approx. 192.1 sq m (2,068 sq ft).

The accommodation is currently laid out as an open plan office together with male and female toilets. There is a separate kitchen containing an integral fridge and dishwasher. A disabled toilet and shower are located in the communal lobby.

The specification includes the following:

- Suspended ceilings
- LED lighting
- Heating and cooling system
- Floor boxes for power and data points
- New carpeting
- Phone entry system with main door
- Window blinds
- Two EV charging points
- Wall sockets
- Security Alarm



Externally there is a communal garden area and 5 parking spaces allocated to the premises.

RENT

On application.

TENURE

A new effective Full Repairing and Insuring Lease for a term to be agreed.

SERVICE CHARGE

A service charge is payable in respect of the provision of communal services at the property including external maintenance, window cleaning, lift maintenance and maintenance and cleaning of the internal common parts. Further details are available from the Agents.

BUSINESS RATES

We are informed the property has a rateable value of £27,000.

The rates payable will be determined by the Uniform Business Rates multiplier which is set by the Government annually.

ENERGY PERFORMANCE

The property has an EPC rating of B – 49.

A copy of the full EPC report is available on request.

LEGAL COSTS

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

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

