

## FOR SALE/TO LET



### SELF-CONTAINED, GROUND FLOOR OFFICES

NET INTERNAL AREA APPROX  
145 SQ M (1,563 SQ FT)

- Self-contained
- Parking

## Inch Arran House & Arch Point House, Ringhill Street, Poundbury, Dorchester

WMP/O.11397

Bournemouth t: 01202 550000 • Southampton t: 023 8022 7337 • Winchester t: 01962 869667

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

WMP/O.11397

## LOCATION

The property is located on the Duchy of Cornwall's popular Poundbury development. Poundbury is located on the western side of the County Town adjacent to the A35 bypass and approximately 2 miles from the town centre. Poundbury is growing rapidly both residentially and commercially in response to healthy demand. It has already attracted a number of major employers and local businesses employing in excess of 1,200 people. There are already retail and food outlets on the development which will be further enhanced by this development with retail on the ground floor of Queen Mother Square.

There is a twice hourly electric bus service into Dorchester from Buttercross taking 8 minutes to town centre, or 10 minutes to the station.

## DESCRIPTION

This is a new substantial development comprising 4 ground floor commercial units beneath residential.

The accommodation is designed as open plan space available for fitting out to a tenant's own specification.

## SUMMARY OF ACCOMMODATION

	Size Sq M	Size Sq Ft	Rent Per Annum Exclusive	
<b>Inch Arran House:-</b>				
Unit 1	147.4 sq m	1,587 sq ft	£22,250	<b>SOLD</b>
Unit 2	148.3 sq m	1,596 sq ft	£22,344	<b>SOLD</b>
<b>Arch Point House:-</b>				
Unit 1	147.4 sq m	1,587 sq ft	£23,805	<b>AVAILABLE</b>
Unit 2	145.2 sq m	1,563 sq ft	£23,500	<b>SOLD</b>

**NOTE:** All measurements are gross internal and have been taken from plan. VAT is applicable.

## PARKING

By negotiation.

## TENURE

Available either on new full repairing and insuring occupational leases for a minimum of 5 years or alternatively available on a virtual freehold basis.

## PRICE

Unit 1, Arch Point House is available on a long-leasehold basis for £250,000.

## **RATEABLE VALUE**

To be assessed.

## **SERVICE CHARGE**

A service charge will be payable in respect of the upkeep, management and maintenance of the common parts within the building, the curtilage and there will be a separate Poundbury Management Company charge based on shares in Poundbury MANCO 3 Ltd. We would therefore urge all applicants to make further enquiries.

## **LEGAL COSTS**

The lease will be in accordance with the terms prepared by the Duchy of Cornwall's solicitor. Each side will bear their own legal costs.

## **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:

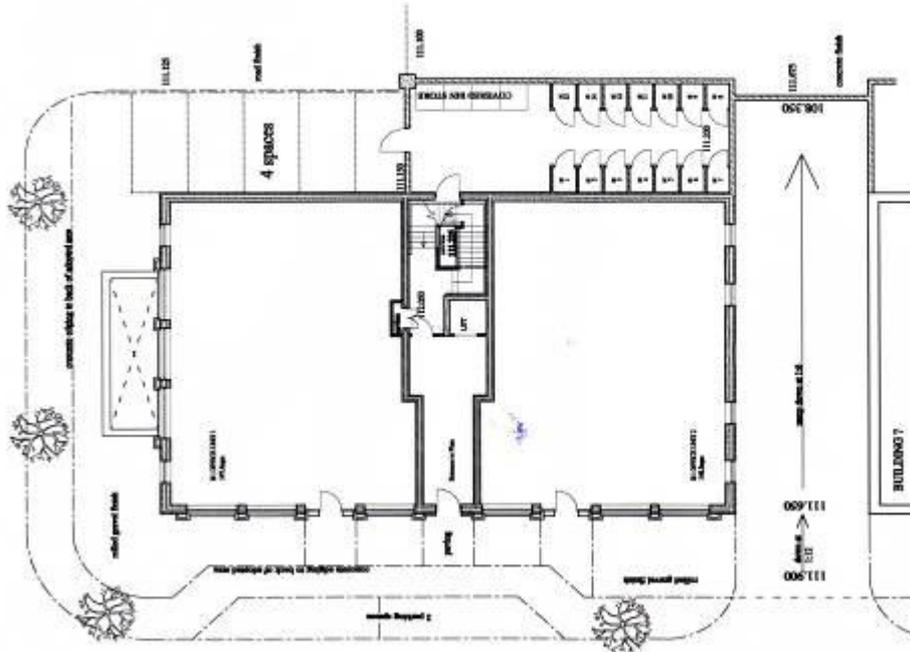
## **IMPORTANT**

### **IDENTIFICATION**

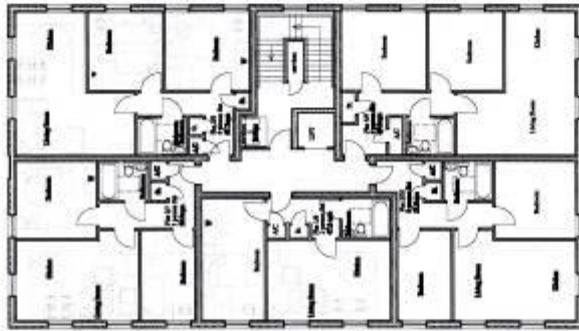
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### **REFERENCES**

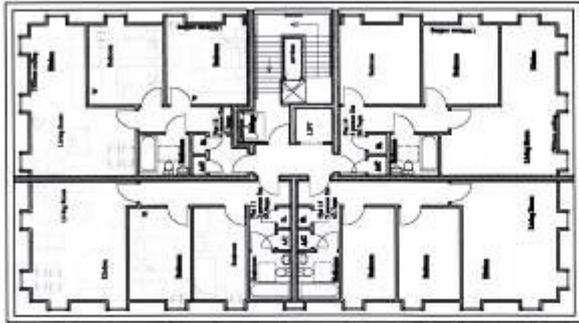
Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. Goadsby will therefore make a non-refundable charge of £50 (including VAT) to be paid by cheque to cover bank charges and Goadsby's administration fee. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST/SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

<p>11/1/2009 11/1/2009 11/1/2009 11/1/2009 11/1/2009</p>	<p>Revised Revised Revised Revised Revised</p>	<p>Revised Revised Revised Revised Revised</p>	<p>Revised Revised Revised Revised Revised</p>
<p>Proposed Development          Plot 4/10          Queen Mother Square          Penzance          Cornwall          for          WOODPECKER PROPERTIES</p>			
<p>Date: 10/2/09</p>	<p>Scale: 1:100</p>	<p>Drawn by: J.S.K.</p>	<p>208</p>
<p>BUILDING 6 - PROP. FLOOR PLANS</p>			<p>4706</p>
<p>WOODPECKER ARCHITECTS          1001A, BUCKINGHAM SQUARE          LONDON W1M 0BB          TEL: 01202 721177          FAX: 01202 721178</p>			<p>208</p>

