



## Suite A Kings Point House, 5 Queen Mother Square, Poundbury DT1 3BW

### TO LET

Area: 3,046 sq ft (283 sq m) | Rent: £45,000 | Rent Period: Annual |

#### LOCATION:

The property is located within the renowned Queen Mother Square, Poundbury. Poundbury is an urban extension to Dorchester built on the principles of architecture and urban planning as advocated by The Prince of Wales in 'A vision of Britain'.

Poundbury is currently home to approximately 3,800 people and the community provides employment for over 2,300 people with approximately 207 businesses.

Queen Mother Square is the centre of Poundbury in respect of commercial activity with occupiers including Waitrose, The Duchess of Cornwall Inn and The Royal Pavilion.

#### KEY FEATURES:

- Grade A Office Suite
- Located within Queen Mother Square
- Suspended ceilings & underfloor heating
- Reserved basement car parking

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### DESCRIPTION:

The property comprises Grade A first floor office space being mainly open plan. Access is shared with other occupiers within the building. The suite has a foyer off Queen Mother Square and lift access.

There is reserved basement car parking and unrestricted parking in the vicinity.

The internal configuration is mainly open plan providing however, some partitioned office and meeting rooms. The suite benefits from its own kitchen and staff dining area.

The internal specification is to a high standard including suspended ceilings, LG3 lighting, perimeter trunking, full carpeting and under floor heating.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	3,046	283
<b>TOTAL</b>	<b>3,046 sq ft</b>	<b>283 sq m</b>

### TENURE:

The suite is available by way of a new lease on terms to be agreed

### SERVICES:

#### EPC:

#### VAT:

VAT is chargeable

#### LEGAL COSTS:

Each party to be responsible for their own legal costs. The ingoing tenant may be required to provide accounts, references and a deposit.

#### RATES:

Description - Offices  
Rateable Value £30,500 per annum

### CONTACT:



**Chesters Commercial**  
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