

TO LET

**MODERN END TERRACE INDUSTRIAL/
WAREHOUSE PREMISES**

301 SQ M // 3,243 SQ FT



BUSINESS SPACE

goadsby

UNIT 7 VIRAGE BUSINESS PARK

132-134 STANLEY GREEN ROAD, POOLE, DORSET, BH15 3AP

SUMMARY >

- END OF TERRACE
- INTERNAL EAVES HEIGHT APPROXIMATELY 6.28M
- NEW LEASE AVAILABLE
- 3,243 SQ FT

RENT: £30,000 PER ANNUM EXCL.



REF:
W5359

UNIT 7 VIRAGE BUSINESS PARK
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Location

Virage Business Park fronts Stanley Green Road which connects with the Fleetsbridge interchange via Fleets Lane and also the A350 Holes Bay dual carriageway via Sterte Road. The Fleetsbridge Interchange connects to the A35 providing communications westwards to Dorchester and beyond, and to the A31 via the A349. The A31 connects with the M27 and M3 motorway networks.

Description

These end of terrace premises are of brick outer, blockwork inner wall construction with micro rib cladding to the upper elevations. There is pitched insulated steel clad roof incorporating translucent daylight panels supported upon a steel portal frame. Features include:-

- Internal eaves height approximately 6.28m
- Sectional up and over door measuring approximately 4m wide x 5m high
- Lighting
- Male, female and disabled cloakroom facilities
- Shower
- Separate personnel door
- 3 phase electricity and gas available
- Gas warm air heater

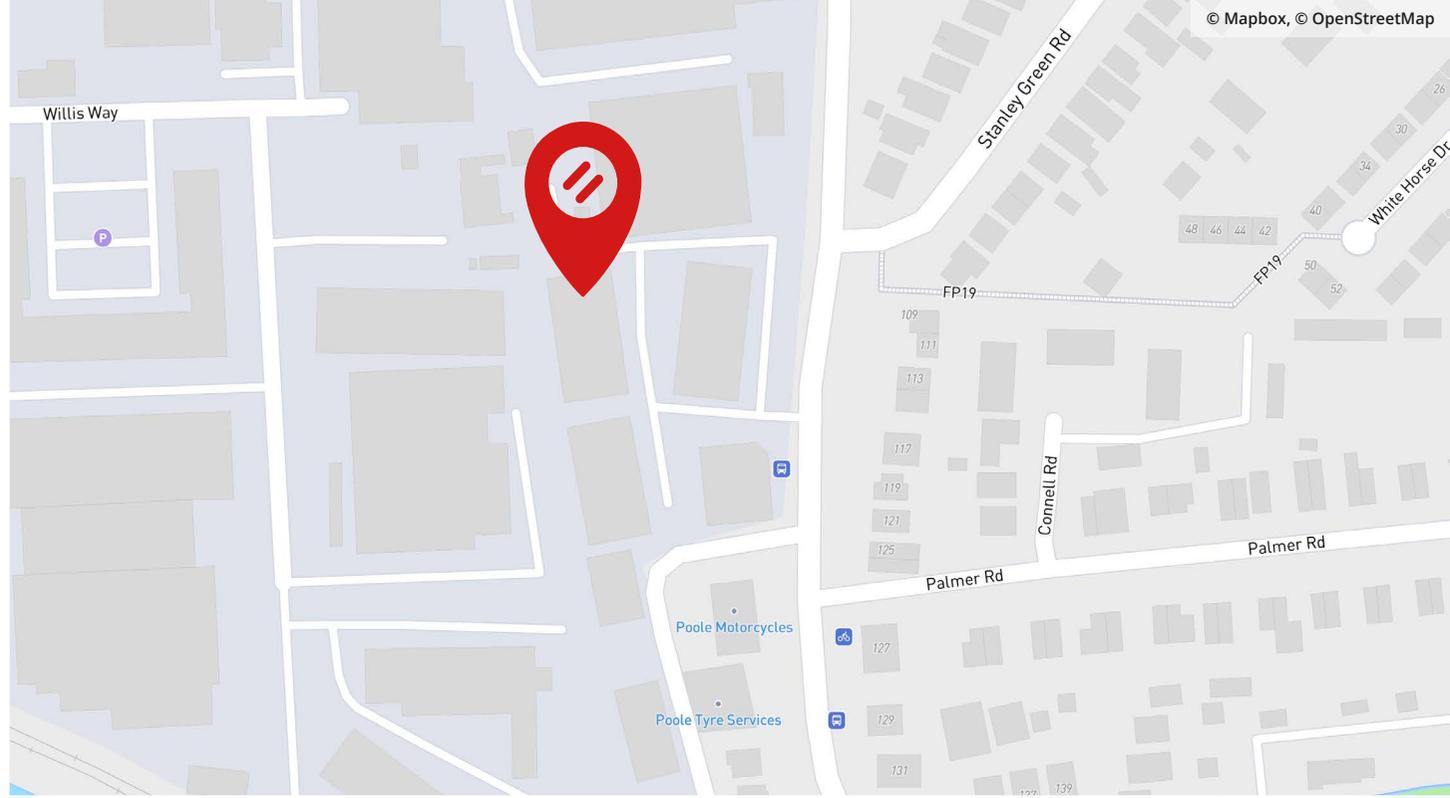
Externally, there are 5 allocated car-parking spaces to the front of the unit and 1 car-parking space elsewhere within the development.

Accommodation

sq m sq ft

Approximate gross internal area 301 3,243

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£30,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

Rateable Value

£28,500 (from 1.4.26)

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 sole agents Goadsby, through whom all negotiations must be conducted.



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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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