

TO LET

UNIT 15 NEW FIELDS BUSINESS PARK, STINSFORD ROAD, POOLE, BH17 0NF
SELF CONTAINED OFFICE BUILDING WITH PARKING



**sibbett
gregory**



SUMMARY

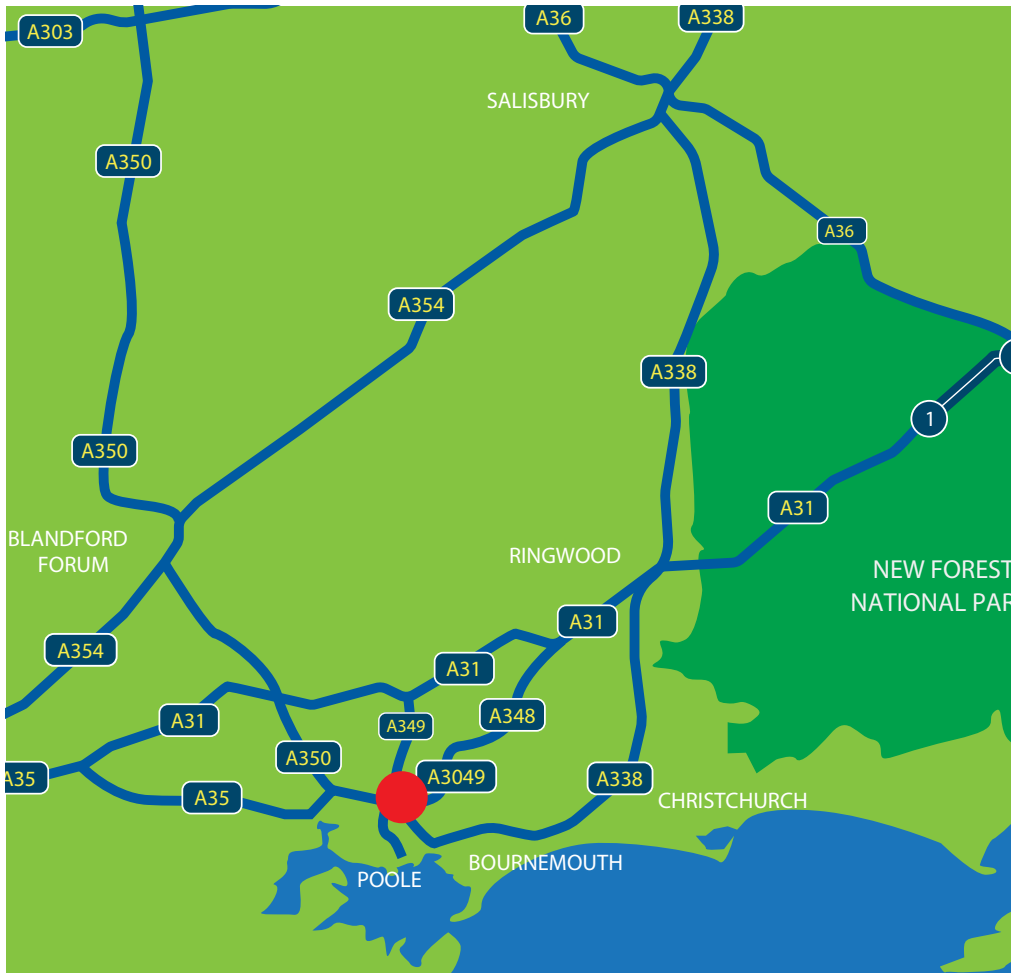
- Two storey building
- 9 allocated car-parking spaces plus visitor spaces
- Approx. 2,198 sq ft (204.20 sq m).
- £30,000 per annum exclusive.

LOCATION

New Fields Business Park is situated at the junction of Stinsford Road and Hatch Pond Road on the edge of Nuffield Industrial Estate, Poole.

The development is situated approximately 2.5 miles north of Poole Town Centre and approximately 6 miles from Bournemouth Town Centre.

The Fleetsbridge Interchange, which provides excellent access to the A35 Dorset Way dual carriageway, is approximately 1 mile from the Business Park.



AMENITIES

The following amenities are located in the immediate vicinity:

- Burger King
- David Lloyd
- Greggs
- Lidl
- Starbucks Drive-Thru
- Travelodge





DESCRIPTION

New Fields Business Park is a development of 15 office buildings constructed in the early 1990's.

Unit 15 is a self-contained, two storey building which is of traditional brick construction under a pitched tiled roof. The accommodation has partitioned offices on the ground floor and are open plan on the first floor.

The property benefits from the following specification:

- Suspended ceilings with recessed lighting
- Carpeted
- Meeting room
- Kitchen
- Cloakroom facilities
- Central heating
- Window blinds
- Alarm
- Phone entry system
- 9 allocated parking spaces

ACCOMMODATION

The property has the following approximate gross internal areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	102.75	1,106
First Floor	101.45	1,092
TOTAL	204.20	2,198



Suspended
ceilings with
recessed
lighting



Carpeting



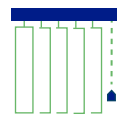
Heating
system



Excellent
Connectivity



Self
contained



Window blinds



9 car
parking
spaces



TENURE

The property is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

£30,000 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the Business Park's common parts.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £24,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The premises has the following rating: D (83), a copy of the full EPC report is available upon request.

VIEWING

Strictly by appointment with the agents, Sibbett Gregory.

Jayne Sharman

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Sam Morgan

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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.