

TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

922 SQ FT // 86 SQ M



BUSINESS SPACE

goadsby

UNIT 5E JAGUAR POINT BUSINESS PARK
MANNINGS HEATH ROAD, POOLE, DORSET, BH12 4NQ

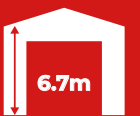
SUMMARY >

- MODERN INDUSTRIAL/WAREHOUSE PREMISES
- READY FOR OCCUPATION

RENT: £17,303 PER ANNUM EXCL.



Allocated
Parking Spaces



6.7m
Internal Eaves
Height



D - 77
EPC Rating



Excellent
Transport Links

REF:
W20976

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Location

Mannings Heath Road links to the A348 Ringwood Road distributor which in turn connects to the A35 to the west via the A3049 Dorset way dual carriageway and to the M27/M3 motorway networks to the north-east, via the A31. This area of Mannings Heath has in recent years witnessed considerable enhancement through new industrial and warehousing development.

Description

The premises are of brick outer, blockwork inner wall construction with composite steel cladding to upper elevations. There is an insulated steel clad roof incorporating daylight panels supported upon steel portal frame, the internal eaves height is approximately 6.7 metres and there is a power floated concrete ground floor. Loading is by way of an electric roller shutter door and within the front elevation there is a separate personnel door.

Within the factory/warehouse there is a unisex disabled WC and the unit benefits from 3 phase electricity, gas and telecom.

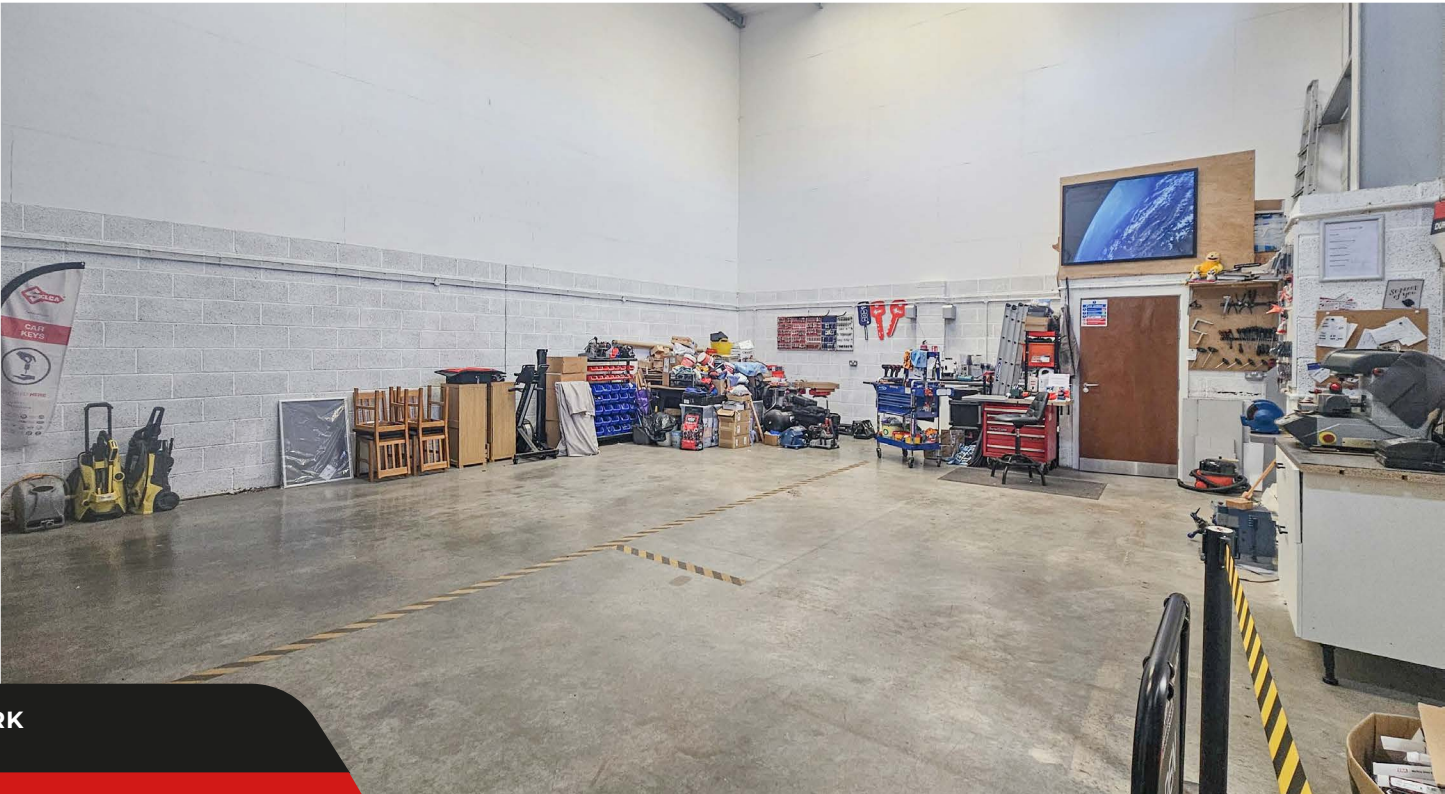
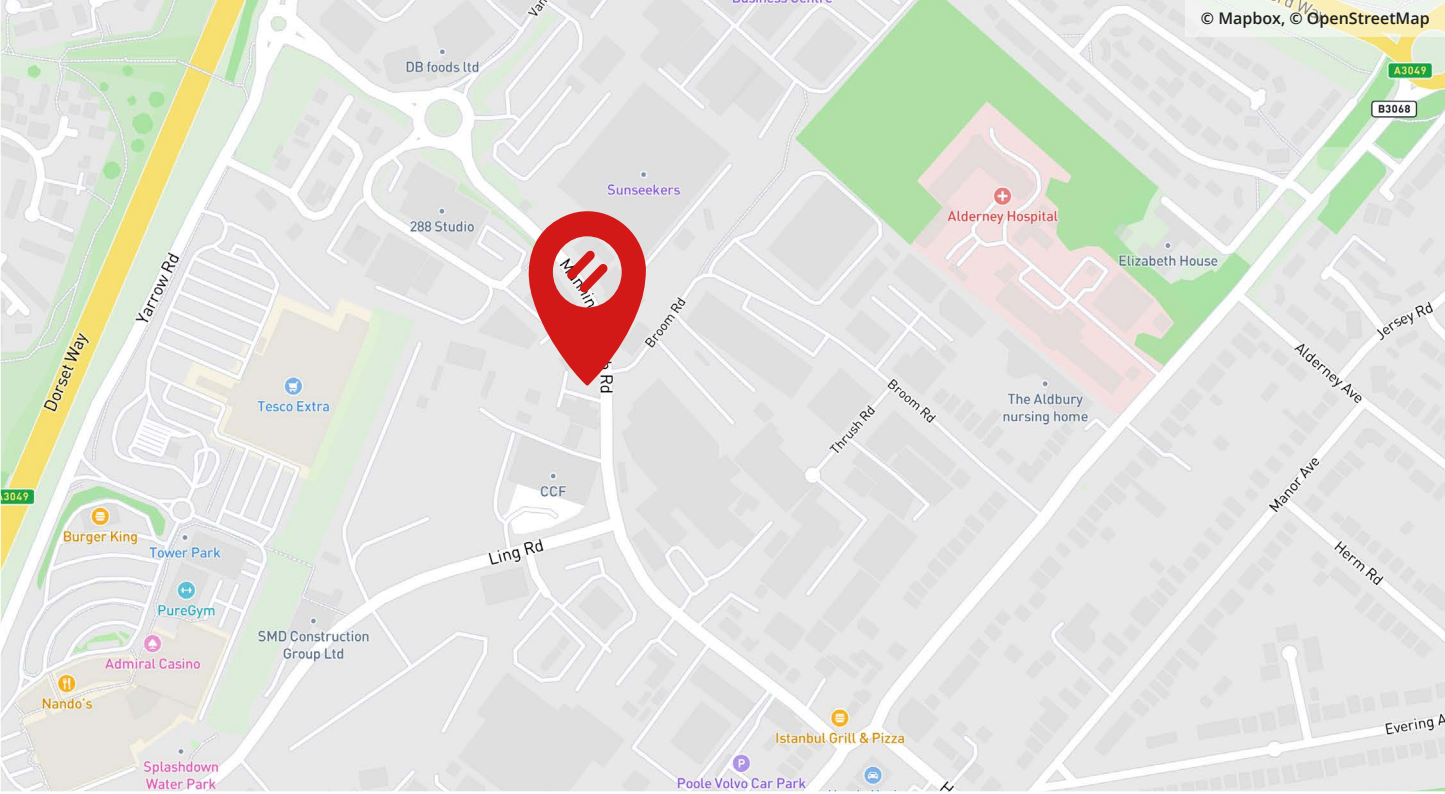
Accommodation

Unit	Size sq ft	Size sq m	Rent per annum	Rateable Value
5E	922	86	£17,303	£13,750 (From 1.4.23)

Measured in accordance with the RICS Code of Measuring Practice 6th Edition.
The above rents are per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Lease

The premises are available to let by way of new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.



Parking

The unit has 3 allocated car parking spaces

EPC Rating

D - 77

Legal Costs

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

VAT

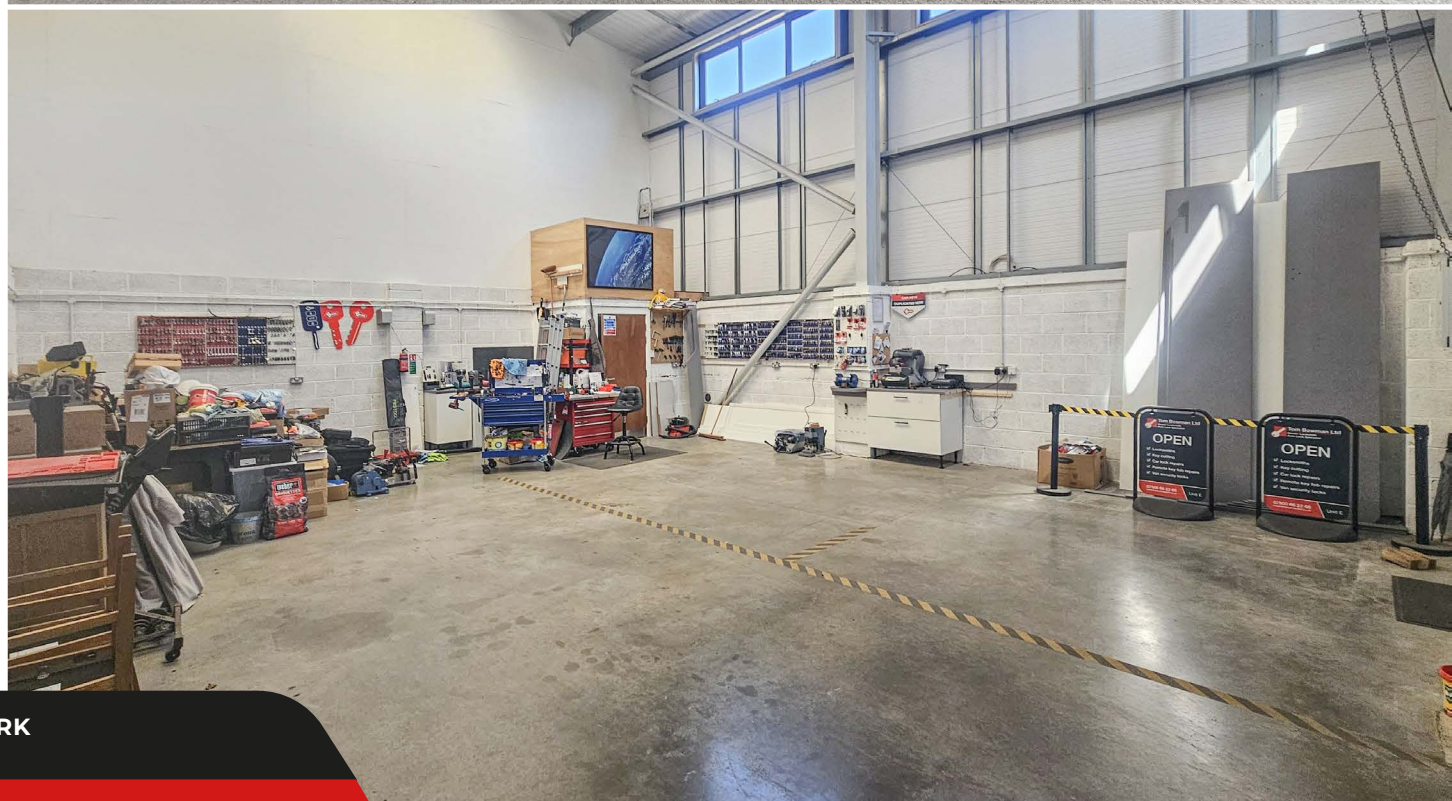
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of the common parts within the estate. This is currently budgeted at £137.24 per month.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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DO NOT SCALE
ILLUSTRATION ONLY

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