

TO LET/FOR SALE

INDUSTRIAL/WAREHOUSE PREMISES

2,188 SQ FT // 203 SQ M

BUSINESS SPACE

goadsby

UNIT 12 MANOR PARK

35 WILLIS WAY, POOLE, BH15 3SZ

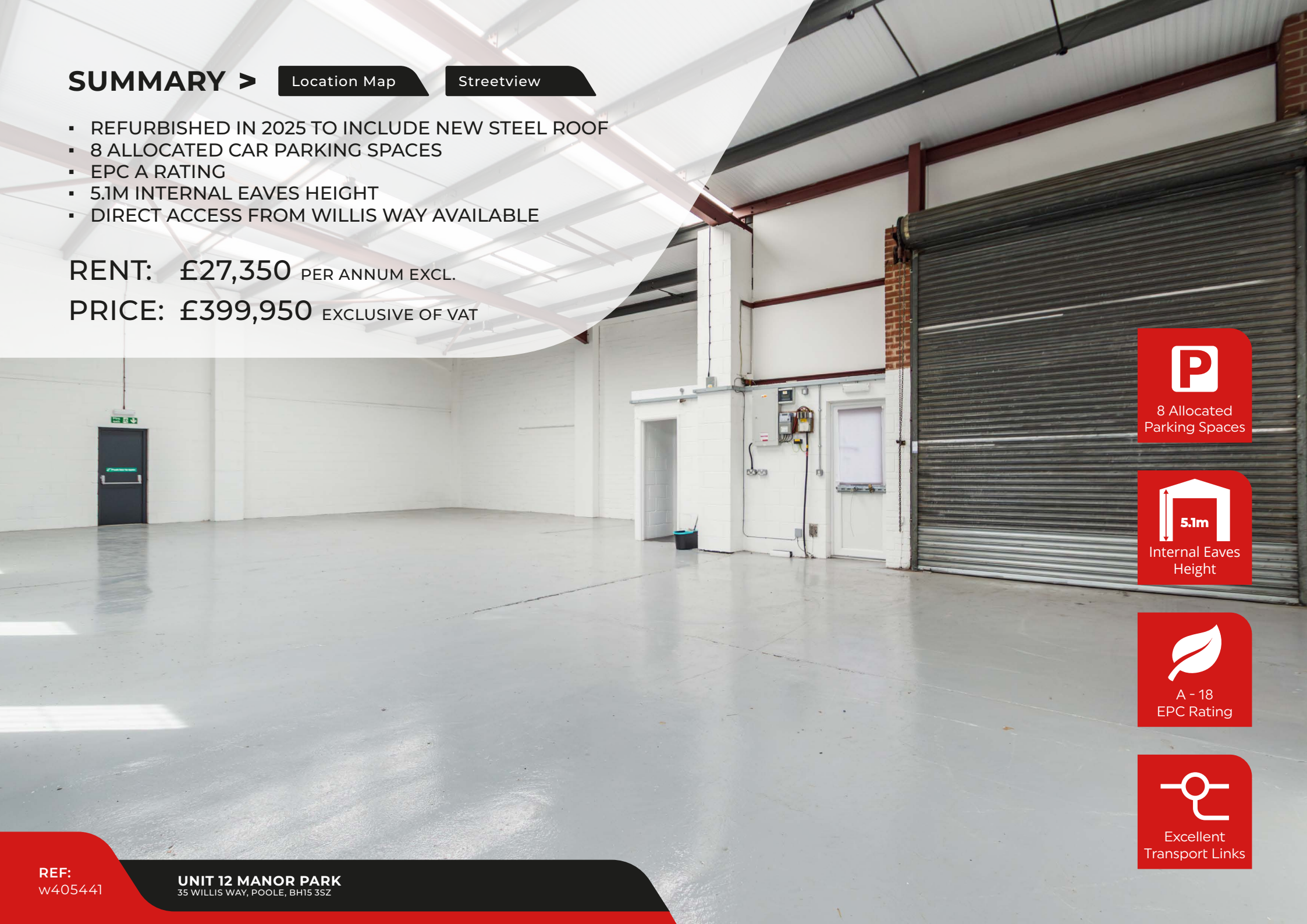
SUMMARY >

Location Map | Streetview

- REFURBISHED IN 2025 TO INCLUDE NEW STEEL ROOF
- 8 ALLOCATED CAR PARKING SPACES
- EPC A RATING
- 5.1M INTERNAL EAVES HEIGHT
- DIRECT ACCESS FROM WILLIS WAY AVAILABLE

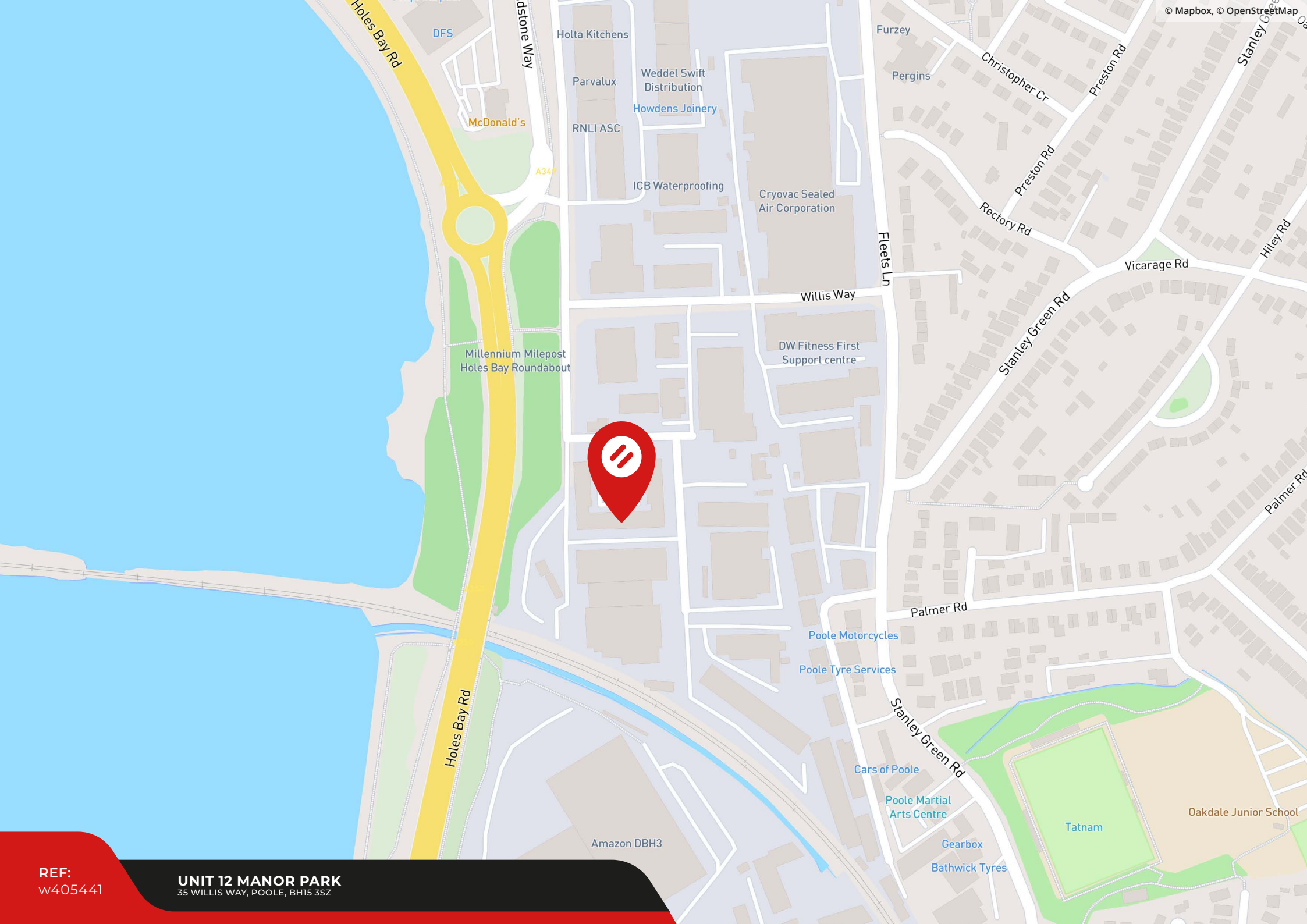
RENT: £27,350 PER ANNUM EXCL.

PRICE: £399,950 EXCLUSIVE OF VAT



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Location

Manor Park is located within the Fleets Industrial Estate accessed from Willis Way and benefits from good access to the A350 Holes Bay Road providing wider road communications via the A35.

Description

This mid-terrace premises, which was refurbished in 2025, is of blockwork inner and brickwork outer construction, with steel cladding to the upper elevations. The unit benefits from a brand-new mono-pitched, steel-clad insulated roof installed in 2025. The internal eaves height is approximately 5.1m. There are windows in the rear elevation, with loading provided by way of a roller shutter loading door. Three-phase electricity is available, along with a personnel door, warehouse lighting and male and female WC facilities.

Externally, there are 8 allocated car parking spaces on the estate, in addition to further parking available behind the unit, accessed directly from Willis Way.

Accommodation

	sq m	sq ft
Ground floor warehouse	203	2,188
Total gross internal area approx.	**203**	**2,188**

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

Terms

Available by way of either a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. The premises is available to purchase by way of a virtual freehold (999 year lease), subject to a peppercorn rent. Interested parties are urged to make further enquiries.

Price

£399,950 exclusive of VAT.

Rent

£27,350 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£17,500 (from 01.04.26)

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.

Legal Costs

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

Estate Service Charge

An estate service charge will be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

Planning Permission

Planning permission has been granted for the insertion of new glazed frontage with security shutter in existing wall fronting Willis Way and creation of dropped kerb and associated site works to create front parking area.

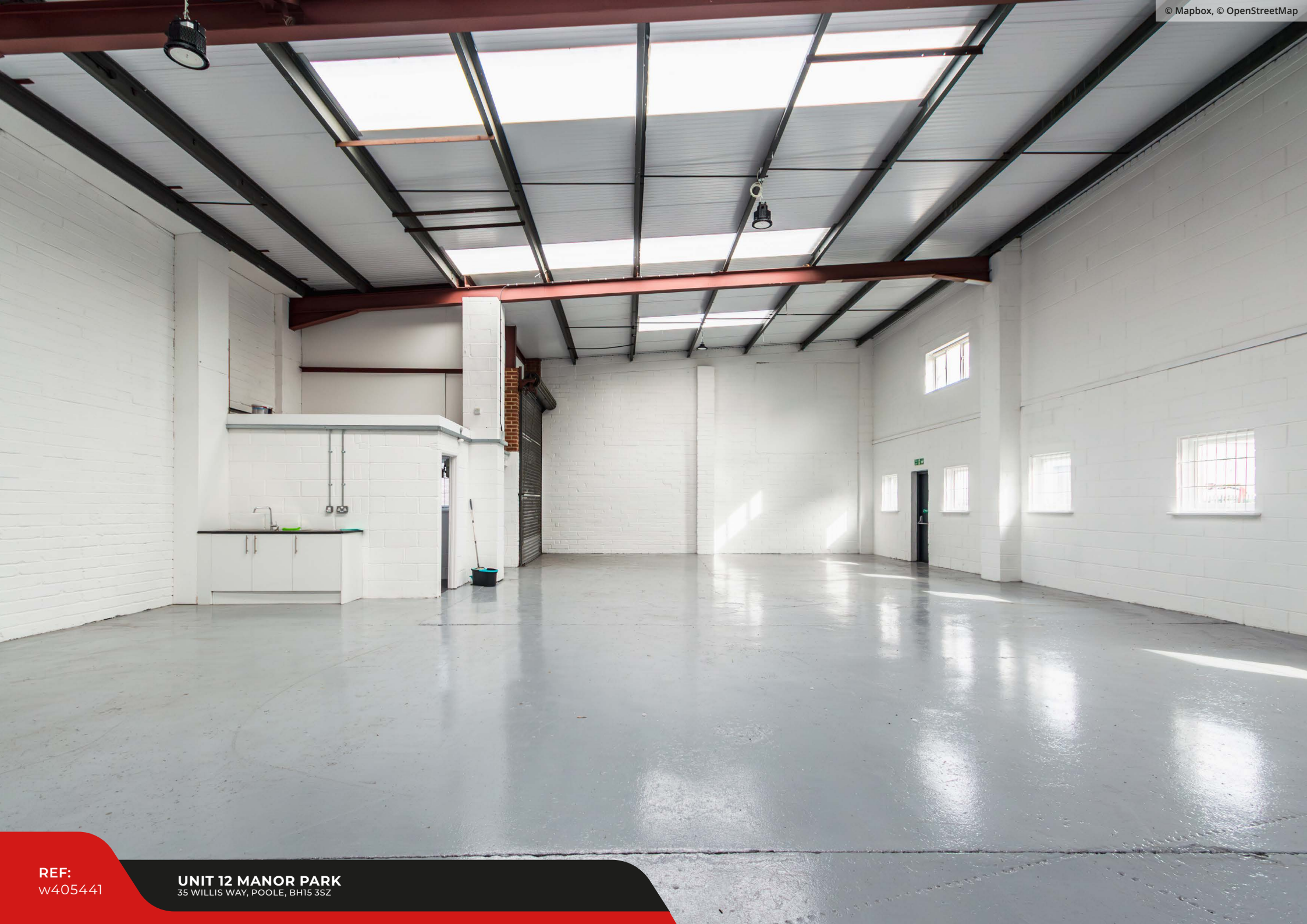
Viewing

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

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Important

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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