

FOR SALE/TO LET

**END TERRACE INDUSTRIAL PREMISES
WITH ALLOCATED PARKING**

6,578 SQ FT // 611 SQ M

BUSINESS SPACE

goadsby

54 BALENA CLOSE

CREEKMORE INDUSTRIAL ESTATE, POOLE, DORSET, BH17 7DY

SUMMARY >

- ALLOCATED PARKING
- NEW LEASES AVAILABLE
- 1.5 MILES FROM A35
- EPC: E - 104

RENT: £45,000 PER ANNUM EXCL.

PRICE: £585,000 PLUS VAT



Roof Car
Park



E - 104
EPC Rating

REF:
W372716

54 BALENA CLOSE
CREEKMORE INDUSTRIAL ESTATE, POOLE, DORSET, BH17 7DY

Location

- The premises is located on the established Creekmoor Industrial Estate on Balena Close in Poole.
- Balena Close connects to Cabot Lane and in turn the A349 & A3049 in Fleetsbridge
- The A3049 connects to the A31 and in turn provides links to the M27 & M3 Motorway Networks

Specification

- End terrace
- Self-contained
- Brick outer wall construction
- Blockwork inner wall construction
- Steel profile cladding to external elevations
- Reinforced concrete roof supporting shared car park
- Roller shutter door measuring 3m x 3m
- Male and female toilets
- Kitchenette

Accommodation

sq m sq ft

Total net internal area approx.

611 6,578

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

Parking

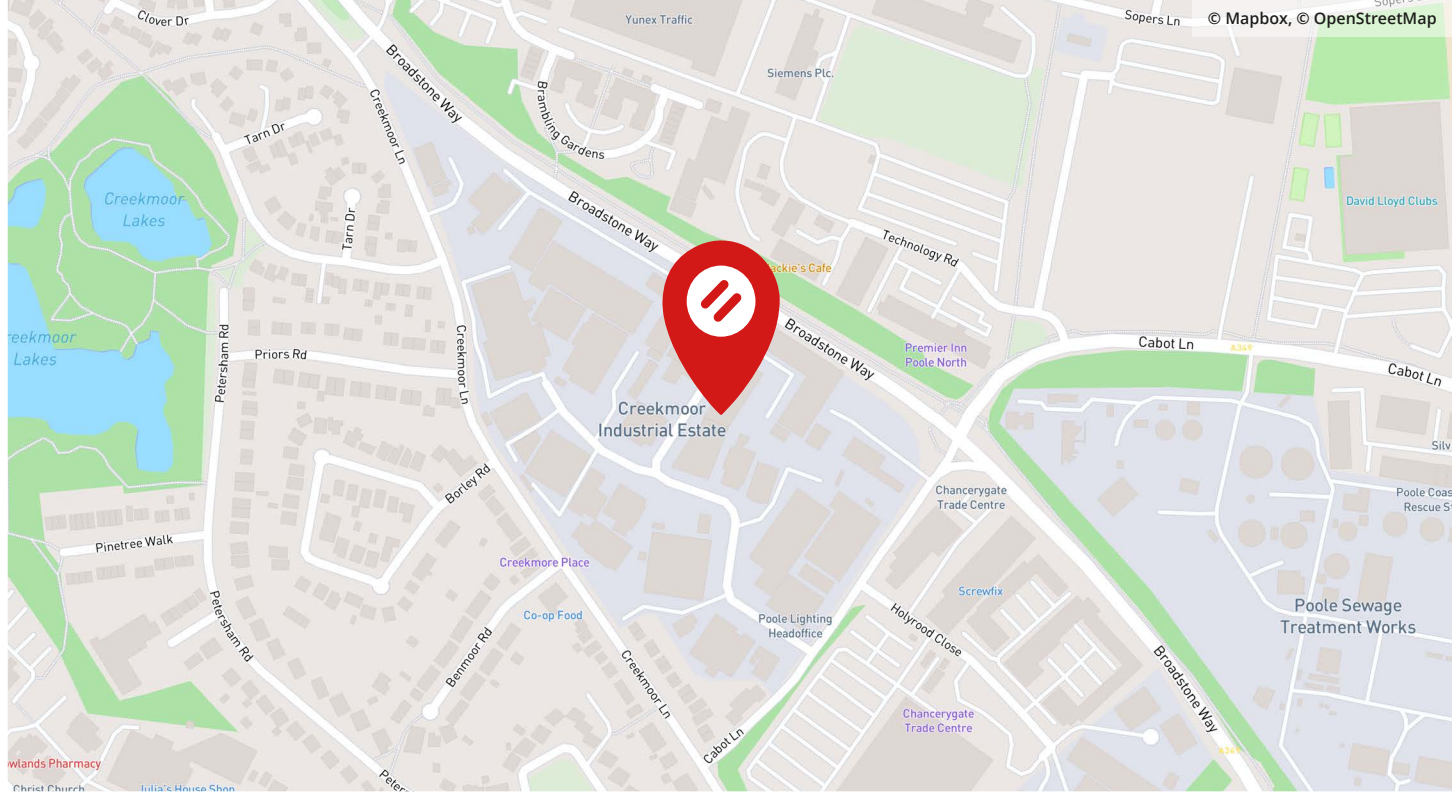
Externally, there is a car park located on the roof of the premises, which is shared with 54a Balena Close with both premises having right of access.

Leasehold

54 Balena Close is currently allocated 10 car parking spaces. Additional spaces are available via separate negotiation.

Freehold

In the event of a sale, 54 Balena close would be granted an allocation of 20 car parking spaces.



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Tenure

Freehold with vacant possession.

Price

£585,000 plus VAT

EPC Rating

E - 104

Lease

To let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews.

Rent

£45,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

To be reassessed

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the common parts within the estate. Interested parties are advised to enquire for further information.

VAT

The client has confirmed the property is elected for VAT purposes.

Viewing

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

Management Fee

In the event of a letting, a management fee will be payable which is budgeted at 5% + VAT of the annual rent.



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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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