

TO LET

MID TERRACE INDUSTRIAL PREMISES

4,094 SQ FT // 380 SQ M



BUSINESS SPACE

goadsby

UNIT 2 FLETSBRIDGE BUSINESS CENTRE
UPTON ROAD, POOLE, DORSET, BH17 7AF

SUMMARY >

- MID TERRACE INDUSTRIAL PREMISES
- GAS AVAILABLE

RENT: £28,000 PER ANNUM EXCL.



REF:
W337471

UNIT 2 FLETSBRIDGE BUSINESS CENTRE
UPTON ROAD, POOLE, DORSET, BH17 7AF

Location

Fleetsbridge Business Centre is a development situated on Upton Road which links directly with the main A35 Fleetsbridge roundabout, providing main road communications to the conurbation centres and east/west trunk route. The premises is located within approximately 1 mile of the Nuffield and Fleets Industrial Estates.

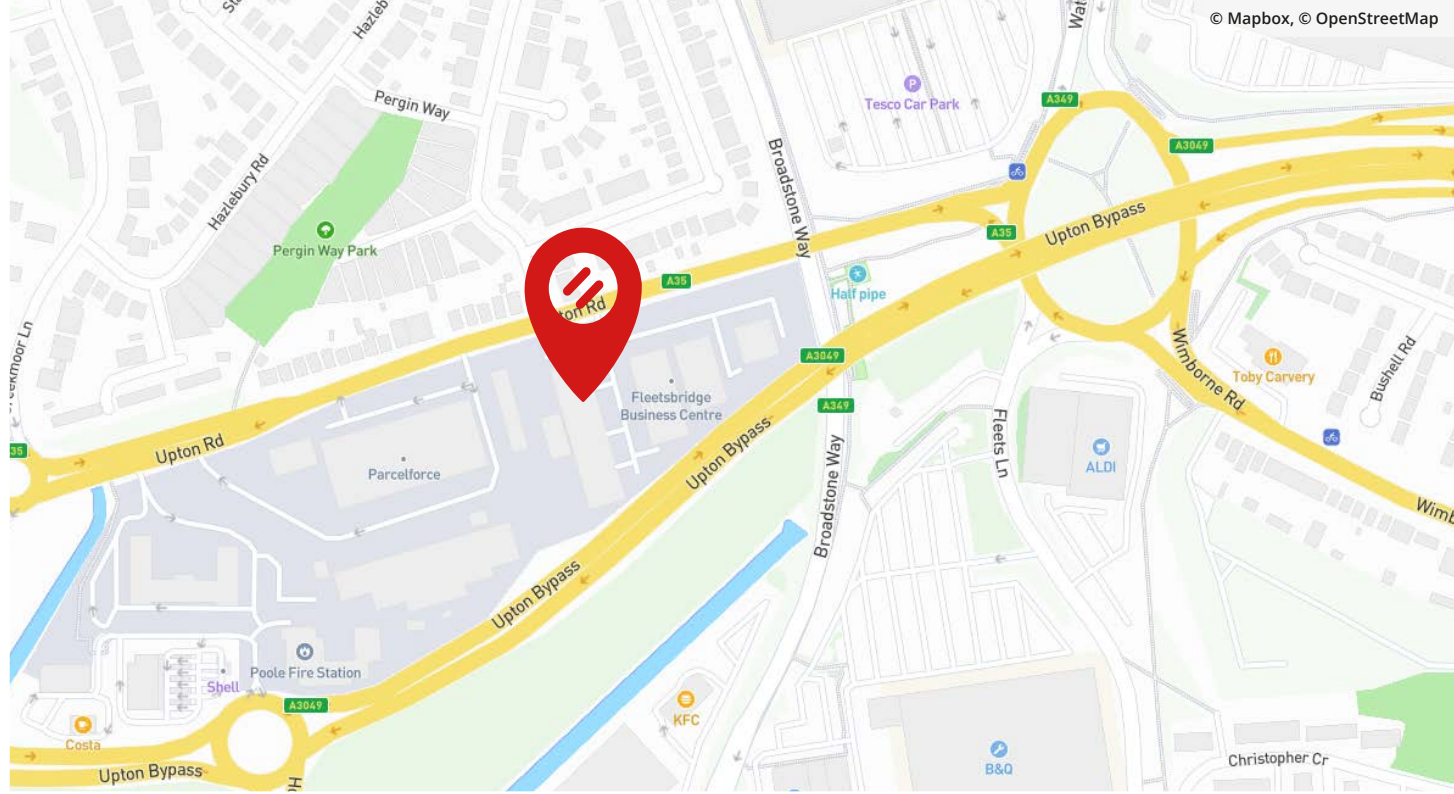
Description

The premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations under a pitched steel clad roof incorporating daylight panels supported upon a steel portal frame. The ground floor is laminate and loading is by way of a loading door measuring approximately 4m wide x 4.4m high. Separate person door and sidescreens have been erected behind the loading door.

Internally there is a steel framed, timber decked mezzanine and the ground floor ceiling height to the mezzanine is approximately 2.7m. A glazed personnel door leads to a carpeted reception area which provides access to the factory and the first floor office via a staircase. The mezzanine is fitted out as office accommodation and the unit benefits from the following specification:

- Male & female WC
- Suspended ceiling
- Kitchenette
- Carpet
- Lighting
- 3 phase electricity
- Gas central heating
- Alarm system

Externally there is a concrete loading apron and 10 allocated parking spaces.



Accommodation

	sq m	sq ft
Ground floor	191	2,060
First floor offices	189	2,034

Total gross internal area approx. 380 4,094

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 incorporating upward only open market rent reviews every 3 years.

Rent

£28,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£44,000 (from 1.4.26)

EPC Rating

D - 98



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Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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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