

# FLEETS CORNER BUSINESS PARK

Nuffield Road, Poole BH17 0LA

## UNIT A3 TO LET

60,096 sq ft (5,583 sq m)

Comprehensively Refurbished  
Warehouse/Industrial Premises



PRIME LOCATION



HIGH SPECIFICATION



PROMINENCE TO A3049 DUAL CARRIAGEWAY

SAT NAV: BH17 0LA







**UNIT A3 COMPRISES 60,096 SQ FT  
(5,583 SQ M) OF COMPREHENSIVELY  
REFURBISHED, HIGH SPECIFICATION,  
WAREHOUSE/INDUSTRIAL SPACE**



**12 HR SECURITY PLUS CCTV MONITORING**



**TWO 7 KWH ELECTRIC CAR CHARGE POINTS**

## **UNIT A3 SPECIFICATION**

- Internal Eaves Height 7.5m
- Four electric, ground level, sectional up and over loading doors
- 300kVA, 3 phase electricity supply
- Micro rib/profiled steel cladding, with double glazed windows at ground and 1st floor
- Excellent natural light
- New LED lighting throughout
- New high-level gas heating system
- Male and female WC's and showers
- Two exclusive 7kW EV charge points. A further eight 7kW EV charge points available on site to all Fleets Corner corner occupiers.







## ACCOMMODATION

Unit A3	(GIA) SQ FT	(GIA) SQ M
Ground Floor	60,096	5,583
<b>TOTAL</b>	<b>60,096</b>	<b>5,583</b>

Measured in accordance with the RICS Code of Measuring Practice (6th edition)



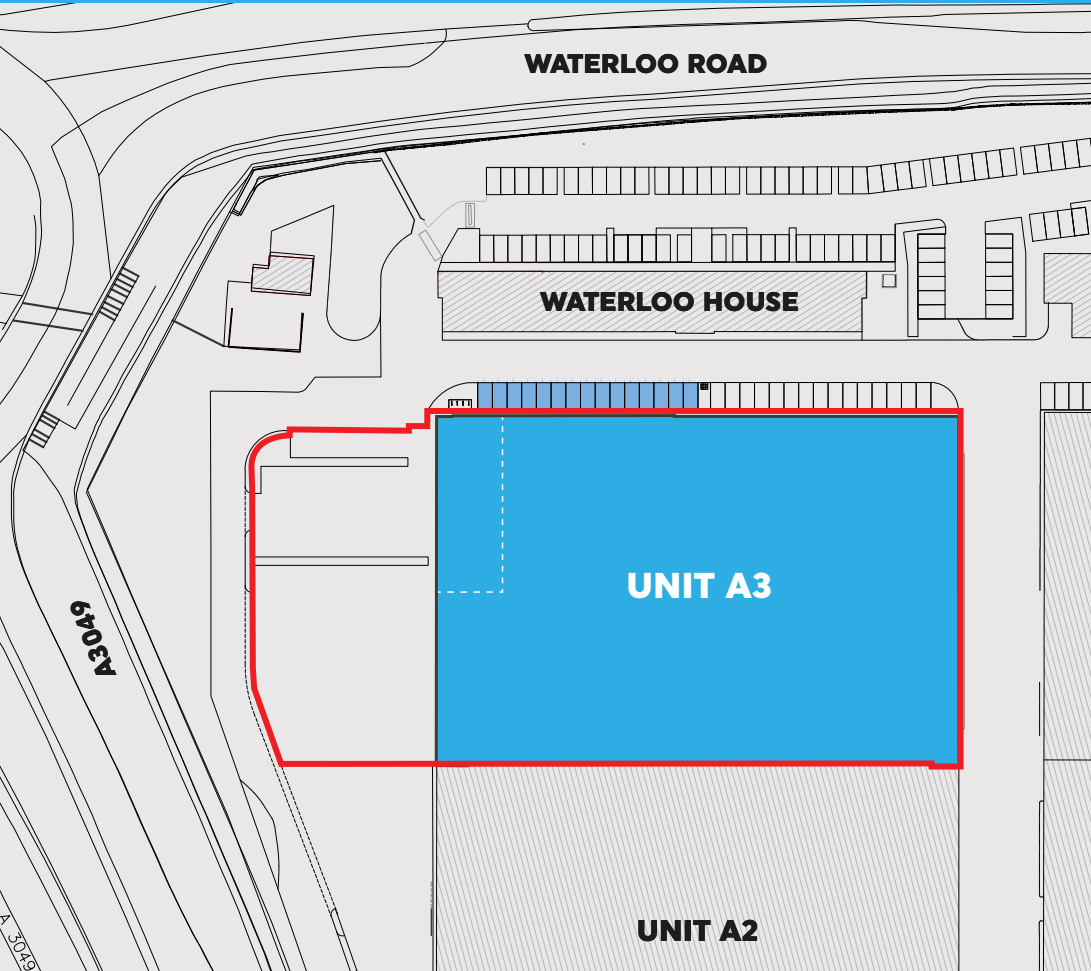
EXCELLENT NATURAL LIGHT



INTERNAL EAVES HEIGHT 7.5M



EPC 'C' RATING



## OFFICE SPACE

----- 3,600 sq ft open plan carpeted first floor offices with air conditioning could be built subject to an additional rental

## ENVIRONMENTAL

### BUILDING

- EPC C - A Full certificate is available on request
- HVLS destratification Fans save up to 20% energy used in heating refurbished industrial units
- New LED lighting with PIR sensors
- New shower facilities
- External cycle racks
- Two exclusive 7kW EV charge points

### ESTATE

- Landlords electricity is 100% renewable
- No communal waste is sent to Landfill
- LED estate lighting - energy consumption reduction of 90%
- PIR sensor lighting in building common parts
- Green travel plan for occupiers
- Access to bike share scheme
- Eight additional 7kW EV charge points available on site to all Fleets Corner corner occupiers







## FLEETS CORNER BUSINESS PARK IS A HIGHLY PROMINENT COMMERCIAL BUSINESS PARK, STRATEGICALLY LOCATED AT THE FRONT OF THE NUFFIELD INDUSTRIAL ESTATE IN POOLE, DORSET

### LOCATION

- Strategically located prime commercial business park
- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Mainline railway connections from Poole to London Waterloo, fastest journey times of just over 2 hours



PRIME MIXED-USE SITE



WATERLOO ROAD / A35 & A3049 DUAL CARRIAGEWAYS



### ROAD

- M27 24 miles
- M3 34 miles
- Southampton 34 miles
- Bristol 69 miles
- London 108 miles

### AIRPORTS

- Bournemouth 10 miles
- Southampton 34 miles
- London Heathrow 90 miles

### PORTS

- Southampton 34 miles
- Bristol 72 miles
- London (Tilbury) 145 miles



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## TERMS

Available to let by way of a new full repairing and insuring lease.

## RENT

On application.

## 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. A copy is available upon request

## PLANNING

E(g), B2 and B8 uses under the Town & Country Planning (Use Classes) Order 1987.

## ESTATE CHARGE

An estate charge will be levied to cover common services including 12 hour security plus CCTV monitoring, lighting and landscaping.

## RATEABLE VALUE

Rateable Value TBC

## LEGAL COSTS

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

## VAT

Terms are strictly exclusive of Value Added Tax.

## FOR MORE INFORMATION Please contact:



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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.' October 2023.