

**TO LET**  
**OFFICES SITUATED IN POOLE**  
**STANLEY HOUSE**  
3 FLEETS LANE  
POOLE, DORSET, BH15 3AJ



STREET  
VIEW

LOCATION  
MAP

**SUITES AVAILABLE  
FROM 1,003 SQ FT**

- NEW LEASES AVAILABLE
- ALLOCATED PARKING
- 100% BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)



**FOR FURTHER DETAILS  
PLEASE CONTACT:**

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The rents are exclusive of VAT, business rates, service charge, insurance premium, utilities and any other outgoings payable quarterly in advance.

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](#).

## Availability Schedule

| Suite | Size (Sq Ft) | Rent per annum (plus VAT) | Parking | EPC    | Business Rates (from 01.04.2026) | Availability |
|-------|--------------|---------------------------|---------|--------|----------------------------------|--------------|
| 3     | 1,042        | £12,950                   | 3       | C - 66 | £11,250                          | Available    |
| 4     | 1,003        | £12,500                   | 3       | C - 66 | £11,250                          | Available    |

The above rentals are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings payable monthly in advance by standing order.

Areas provided by the landlord.

## Location

- Virage Business Park fronts Fleets Lane which connects with the Fleetsbridge interchange and also the A350 Holes Bay dual carriageway via Sterte Road.
- The Fleetsbridge Interchange connects to the A35 providing communications westwards to Dorchester and beyond, and to the A31 via the A349. The
- A31 connects with the M27 and M3 motorway networks.

## Business Rates

100% small business rates relief applies on properties with a rateable value of £12,000 or less (subject to conditions).

## Leases

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only, open market rent reviews.

## Service Charge

A service charge may be payable in respect and interested parties are advised to make further enquiries 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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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. Agent's 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.



### 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.