



FLEETS CORNER

BUSINESS PARK

TO LET

MODERN
OFFICES
IN PROMINENT
BUILDING

- 6,233 SQ FT
- EXCELLENT CAR PARKING
1 SPACE PER 249 SQ FT
- 24/7 SECURITY
- REFURBISHED
- OPEN PLAN WITH EXPOSED
FINISHES
- ACCESS FROM WATERLOO
ROAD, NUFFIELD ROAD
AND HATCHPOND ROAD

> fleetscorner.com



FLEETSBRIDGE HOUSE, FLEETS CORNER BUSINESS PARK

2ND FLOOR, WATERLOO ROAD, POOLE, DORSET, BH17 0HL





Recently
Extensively
Refurbished



VRF
Air
Conditioning



Excellent Car
Parking Ratio
1:249 sq ft



Nearby
Retail/Leisure
Facilities



Two
Passenger
Lifts



Shower/
Wash
Facilities



EV
Charging
Points



Excellent
EPC Rating
B - 49



24/7
On Site
Security



Excellent
Transport
Links



Extensively refurbished offices
6,233 sq ft



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REF: o21370



THE BIG
YELLOW
SELF
STORAGE
COMPANY

the
gym
find your fit

SMYTHS

A3049

Nuffield Industrial Estate

FLEETS
CORNER
BUSINESS PARK

FLEETSBRIDGE HOUSE

A349

TESCO
Extra

LUSH
FRESH HANDMADE COSMETICS

Travelodge

selco BUILDERS
WAREHOUSE

LDL

STARBUCKS
COFFEE

SUBWAY

BURGER
KING

Domino's
Pizza

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Location

Fleets Corner Business Park is a prime, mixed-use park, benefiting from bold prominence to the A349 Waterloo Road to the west and A3049 dual carriageway to the East and extends to approximately 27 acres bounded by Hatchpond Road to the north, Fleets Corner and Nuffield Road to the south.

The Estate fronts the Fleets Corner Roundabout from which the A35 provides part dual carriageway communications westwards to Dorchester and beyond.

From Fleets Corner the A349 connects northwards to the A31 which provides dual carriageway access to the M27 and M3 motorway networks and ultimately London beyond.



Amenities

The following amenities are located in the immediate vicinity:

- Starbucks Drive-thru (On site)
- Travelodge
- Tesco
- David Lloyd Poole
- Subway
- Patisserie Mark Bennett
- Burger King

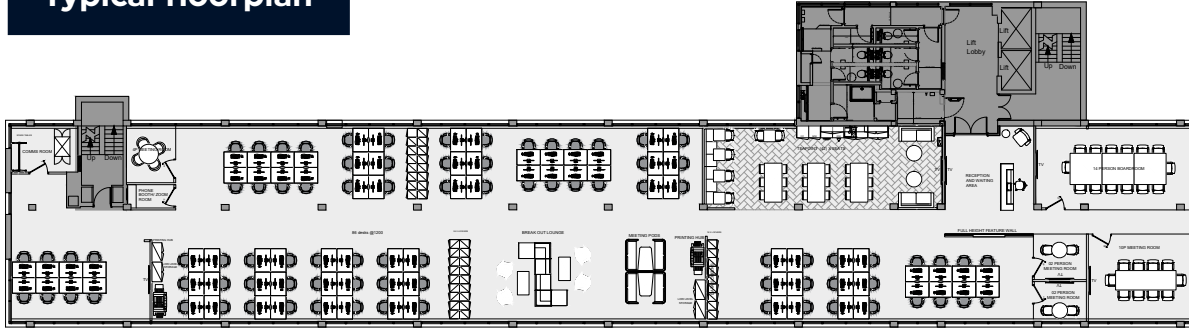


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Typical floorplan



Description

Fleetsbridge House forms part of the Fleets Corner Business Park and benefits from extensive frontage to the A349 Waterloo Road. A new Starbucks has just opened at the front of the site and the new Travelodge is due for completion in March 2021.

The building is arranged over six storeys and is accessed from a communal entrance on the ground floor where there is a refurbished communal reception and break out area leading to a core with two lifts and stairs, providing access to the upper floors.

Floor Area

579 sq m // 6,233 sq ft

Parking

The building offers an excellent parking ratio of 1 space per 249 sq ft - 25 spaces

Tenants will also have the right to use the communal EV charging points.

Specification

The floor has been refurbished to include the following:

- New VRF air conditioning system with zoned flexibility
- PIR sensor LED lighting throughout
- Exposed services with new ceilings
- Perimeter trunking
- Excellent natural light
- 2 passenger lifts
- New WCs and shower facilities
- Recently refurbished main reception and break out area
- New cycle storage units



FLEETSBRIDGE HOUSE, FLEETS CORNER BUSINESS PARK

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Gallery





Lease

The floor is available by way of new full repairing and insuring leases for negotiable terms, incorporating upwards only open market rent reviews.



Rent

£18 per sq ft exclusive of rates, VAT, service charge, insurance premium and all other outgoings.



Service Charge

A service charge is payable in respect of the upkeep and maintenance of the estate and also in respect of the maintenance, repair and upkeep of the common parts of Fleetsbridge House. Further information is available upon request.



Rateable Values

To be reassessed.



EPC Rating

B - 48



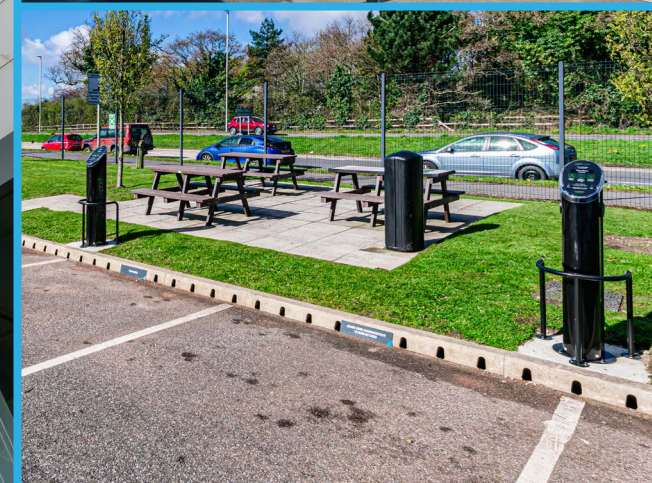
Legal Costs

As is customary, an incoming tenant is to be responsible for the landlord's reasonable 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.



FLETSBRIDGE HOUSE, FLETS CORNER BUSINESS PARK

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Viewing

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



James Edwards

james.edwards@goadsby.com
07801 734797

CBRE

+44 (0)23 8033 8811
www.cbre.co.uk

Emma Lockey

emma.lockey@cbre.com
02380 206312

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.

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**.



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2ND FLOOR, WATERLOO ROAD, POOLE, DORSET, BH17 0HL

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**FLEETS
CORNER
BUSINESS PARK**



FLEETSBRIDGE HOUSE, FLEETS CORNER BUSINESS PARK

2ND & 3RD FLOORS, WATERLOO ROAD, POOLE, DORSET, BH17 0HL

REF: o21370