Extremely Generous Incentives Available

CHANCERYGATE
TRADE CENTRE

BROADSTONE WAY • POOLE • BH17 7AE

Part of AURORA PARKS

Trade Units To Let

2,879 to 4,381 sq ft

Self contained units with parking

Description.

Chancerygate Trade Centre comprises 14 modern trade units arranged as 2 terraces, totalling 41,500 ft2 (3,855 m²).

Constructed in 2007, the estate provides high quality accommodation.

Steel portal frame construction with profiled clad elevations, self contained units with allocated parking.

Unit 7:	4,381 sq ft (407.0 sq m)
Unit 10:	2,879 sq ft (267.46 sq m)
Unit 12:	2,895 sq ft (268.95 sq m)

Accommodation.

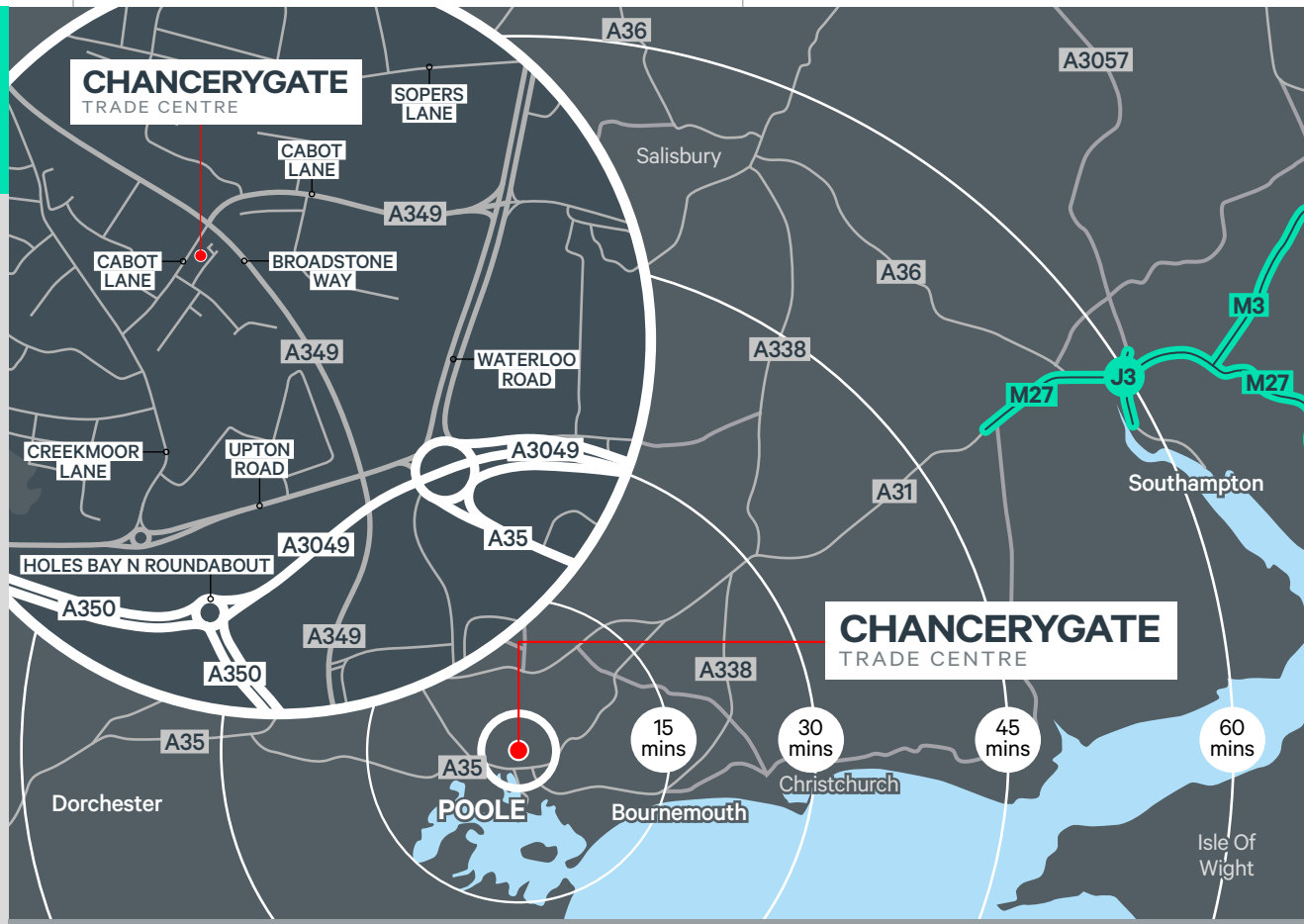
Specification.

- Profiled steel / micro rib cladding
- Steel clad insulated roof incorporating daylight panels
- Steel portal frame
- Internal eaves height 6.95m
- Ridge height 9.45m
- 30 kN/m sq floor loading
- 3 phase electricity, gas and telecom
- Electrically operated sectional up and over loading doors
- Concrete ground floor
- Allocated parking
- WC

Location.

Chancerygate Trade Centre is located in a highly prominent location fronting Broadstone Way (A349). The trade centre is approximately two miles to the north of Poole town centre.

Chancerygate is a main local distributor route linking with the Holes Bay Road dual carriageway (A350) and provides good communications within the south east Dorset conurbation and with other main centres.



Click here to view Google Maps

What3Words: expand.diary.family

Further Information.

TERMS

The units are available on a new full repairing lease for a term to be agreed.

RENT

Unit 7: £63,525 pa / £14.50 psf
Unit 10: £43,185 pa / £15.00 psf
Unit 12: £43,425 pa / £15.00 psf

VAT

Prices exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE RATING

B Rating.

RATEABLE VALUE

Upon request.

RATEABLE CHARGE

Upon request.

ESTATE CHARGE

Upon request.

Contact.

For further information or to arrange a viewing please contact the agents:

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IN PARTNERSHIP WITH Hines

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