

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

FOR SALE

END TERRACE INDUSTRIAL WAREHOUSE PREMISES

74 SQ M // 795 SQ FT

PLUS FIRST FLOOR MEZZANINE: 37 SQ M // 397 SQ FT



BUSINESS SPACE

goadsby

UNIT 24 GLENMORE BUSINESS PARK
3 BLACK HILL ROAD, HOLTEN HEATH, POOLE, BH16 6NL

SUMMARY >

- END TERRACE
- 3 ALLOCATED PARKING SPACES
- FIRST FLOOR MEZZANINE
- c. 6.12M INTERNAL EAVES HEIGHT

PRICE: £225,000 EXCLUSIVE OF VAT



REF:
W316380

UNIT 24 GLENMORE BUSINESS PARK
3 BLACK HILL ROAD, HOLTON HEATH, POOLE, BH16 6NL

Location

- Glenmore Business Park is located in Holton Heath to the south west of Poole via the A351
- The A351 connects to the A35 and provides direct links to the conurbations of Dorchester and Poole
- The A35 provides links via the A3049 & A338 to the M27 & M3 motorway networks
- Holton Heath train station is located .c 0.8 miles away

Description

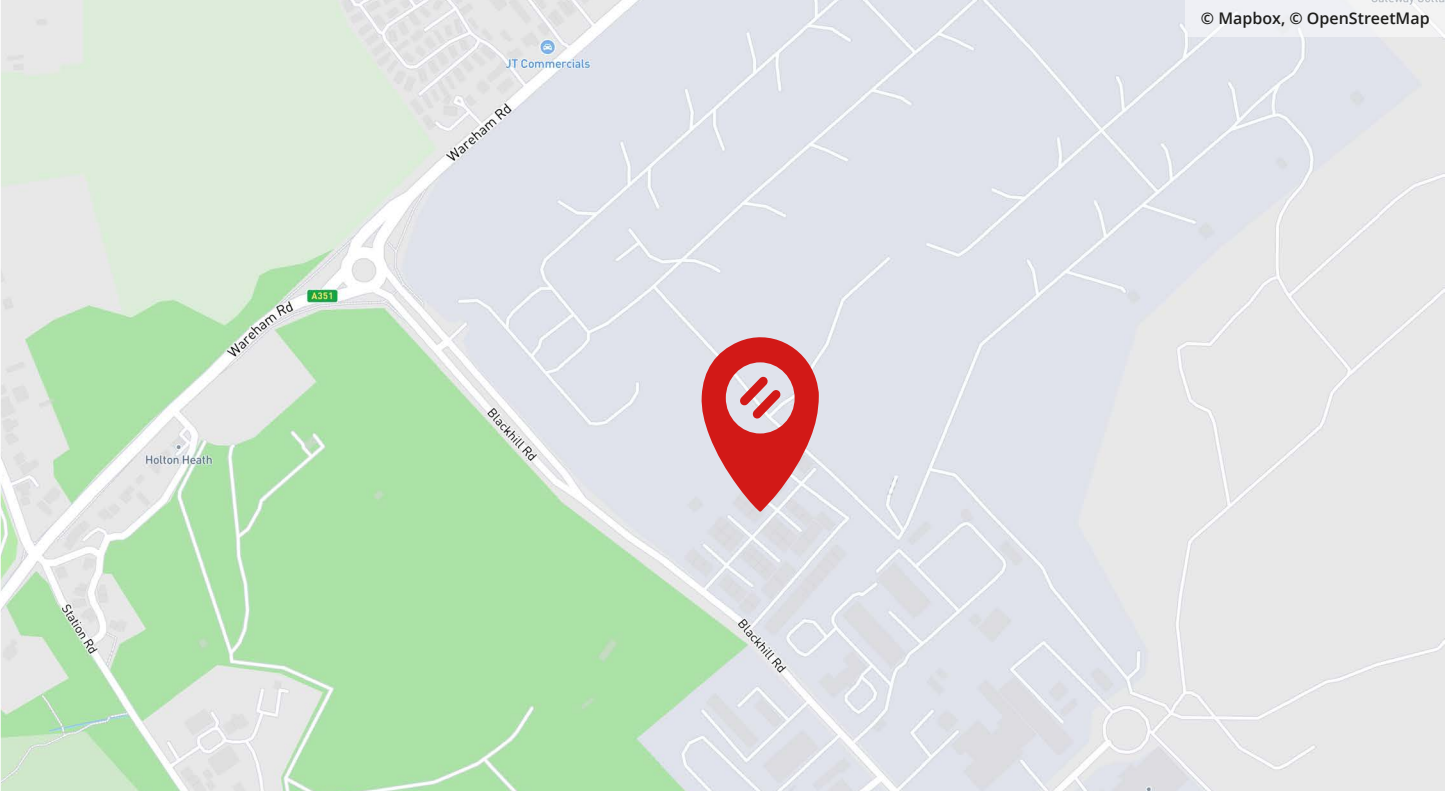
- End terrace
- Brick outer, blockwork inner wall construction
- Steel cladding to upper elevations
- Steel clad mono pitched roof incorporating translucent daylight panels
- Steel portal frame
- Concrete ground floor
- Internal eaves height c. 6.12 m
- Clear internal height below mezzanine c. 3.06 m
- Sectional up and over door measuring approximately 3.02 metres wide x 2.96 metres high
- Fluorescent strip lighting
- Personnel door with a security shutter
- Unisex/disabled WC
- Steel stairs to a first floor mezzanine
- 3 phase electricity
- Gas & water
- Tarmacadam forecourt

Accommodation

	sq m	sq ft
Ground floor factory/warehouse	74	795
First floor mezzanine	37	397

Total gross internal area c. 111 1,192

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.





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Parking

Externally the unit has an allocation of 3 car parking spaces.

Price

£225,000 exclusive of VAT

Tenure

Freehold with vacant possession.

Rateable Value

£8,100 (from 01/04/2023)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms)

Legal Costs

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

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

VAT

Our client has confirmed the premises is elected for VAT.

Viewing

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



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Important

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.

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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