« INNOVATION PARK »

TO LET

SUPERB NEW DETACHED INDUSTRIAL/WAREHOUSE PREMISES

2,094 SQ M // 22,541 SQ FT

TO BE BUILT - READY FOR OCCUPATION Q4 2027

UNIT 2, INNOVATION PARK
RINGWOOD ROAD, POOLE, DORSET BH14 0RG

Detached
premises

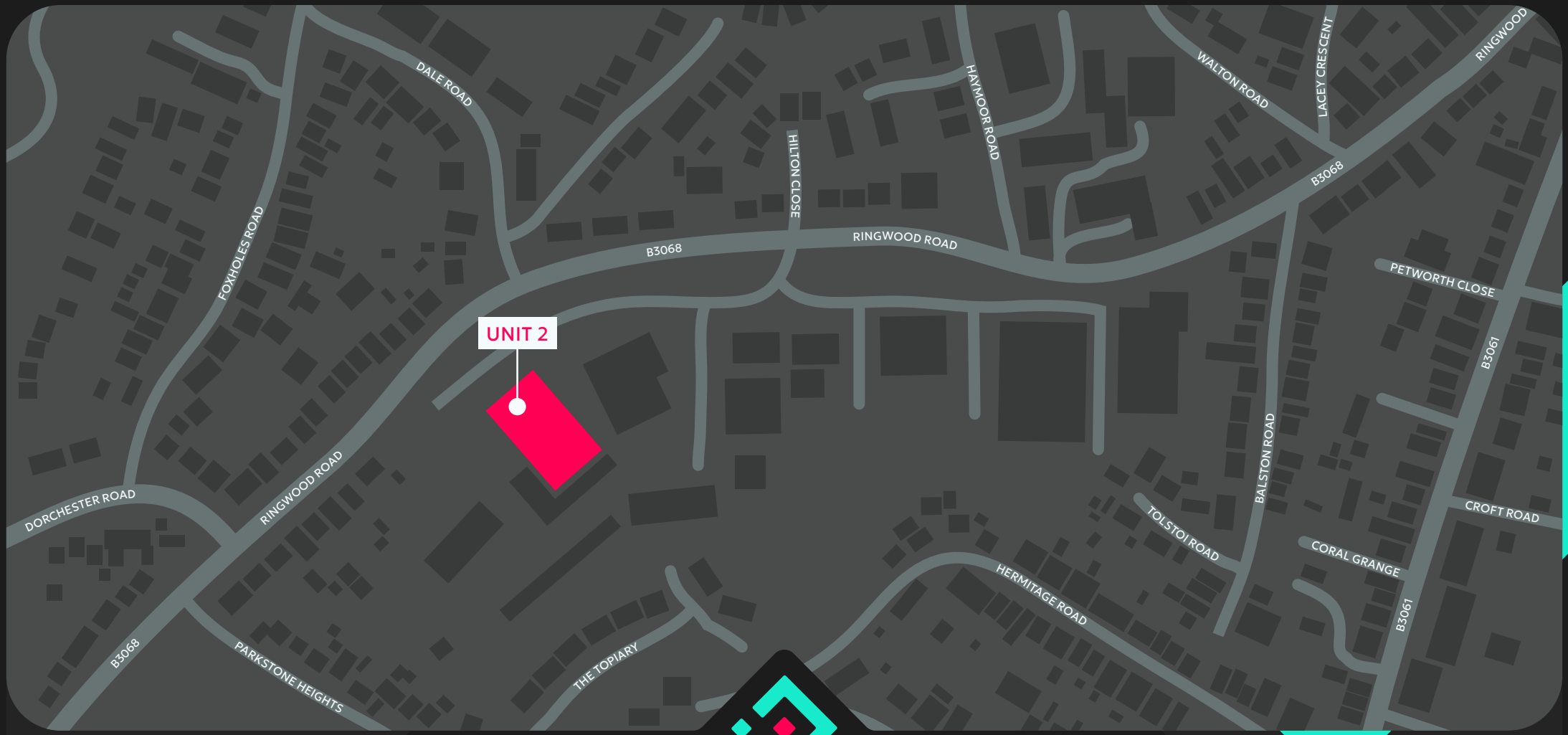
9m
internal eaves

2 x
loading doors

Frontage
to busy A348

Target A
EPC rating

Rent: £270,000
per annum exclusive



Location >> Location Map >> Aerial View

- Innovation Park is accessed from the A348 Ringwood Road
- The A348 connects to the A31 dual carriageway
- The A31 leads to the M27/M3 motorway networks
- Poole town centre is c. 1.6 miles to the south-west
- Bournemouth is c. 4.3 miles to the east

/// curiosity.silver.teach

Description

- Detached
- Brick outer, blockwork inner wall construction
- Composite/profiled steel cladding to upper elevations
- Insulated steel clad pitched roof incorporating daylight panels
- Power floated concrete floor
- Internal eaves height c. 9m
- 2 No. loading doors
- Double glazed windows at ground and first floor levels
- Feature curtain wall glazed reception
- Carpeted first floor offices with LED lighting

External

- 40 allocated car-spaces upon a tarmacadam surface
- Loading yard

Accommodation

	sq m	sq ft
Ground floor factory/offices/reception/WCs	1,858	20,000
First floor offices	236	2,541
Total gross internal area approximately	**2,094**	**22,541**

The above areas have been scaled off plan.

Rent

£270,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

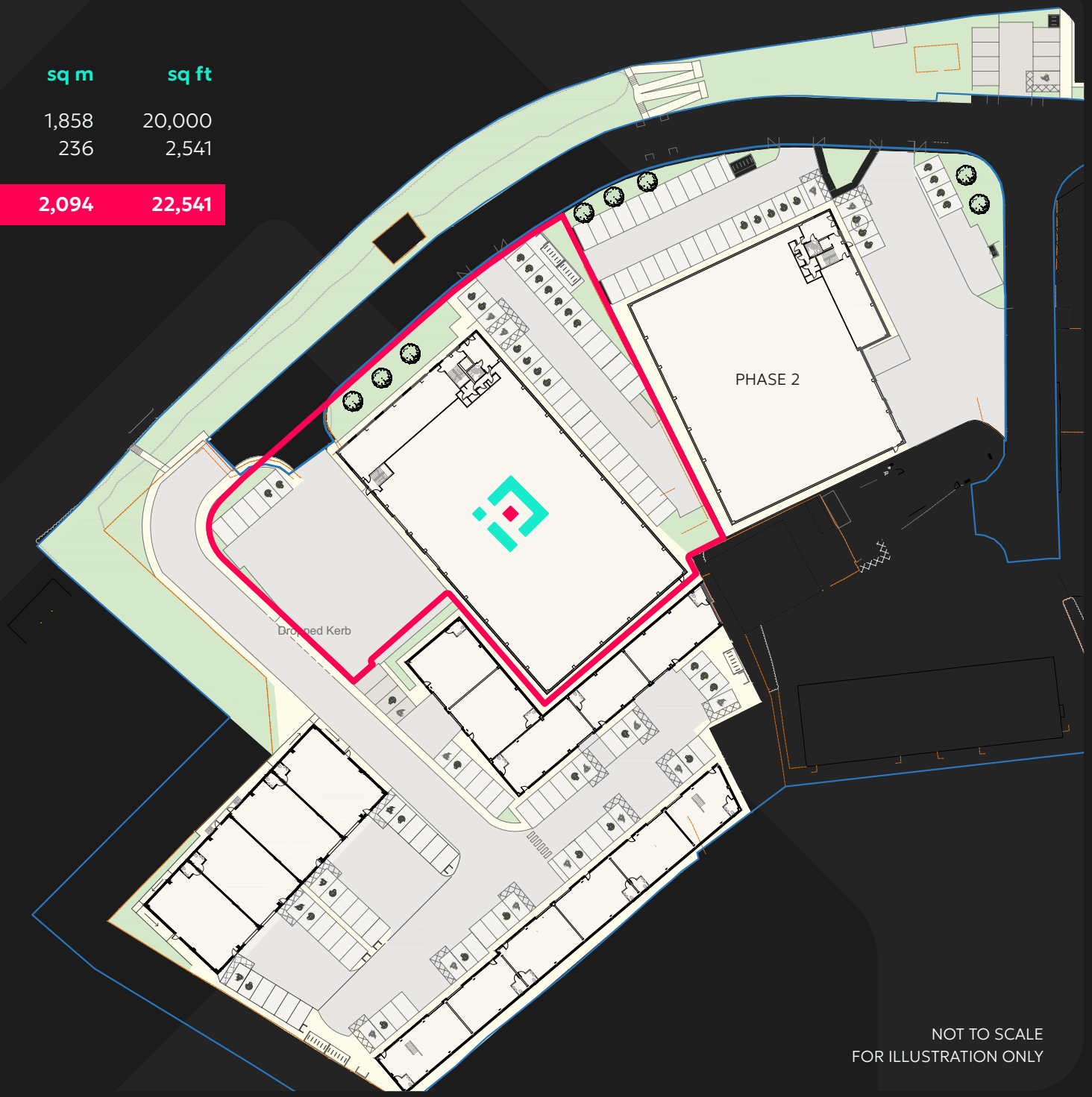
Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 5 years.

Planning

On the 10.11.23 there was a Grant of Planning Permission for "Redevelopment of the site to provide E(g), B2 and B8 units and new food takeaway facility (Sui Generis).

Application No: APP/22/00200/F



NOT TO SCALE
FOR ILLUSTRATION ONLY

Rateable Value

To be assessed.

EPC Rating

A - Targeted.

Service Charge

A service charge may be payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

Legal Costs

Each party is to be responsible for their own 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.

Viewings

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

goadsby
goadsby.com
01202 550055

Chris Wilson
chris.wilson@goadsby.com
079868 299407

Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed tenant once a 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 or tenant once terms have been agreed.

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.

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.