

TAVIS HOUSE BUSINESS CENTRE POOLE

READY FOR OCCUPATION NOVEMBER / DECEMBER 2024



38,151 - 88,277 SQ FT
INDUSTRIAL/WAREHOUSE UNITS TO LET
BH15 3BP



UNITS FROM
38,151 SQ FT
TO 88,277 SQ FT



TAVIS HOUSE BUSINESS CENTRE, IS A HIGH BAY
INDUSTRIAL / WAREHOUSE DEVELOPMENT,
AVAILABLE NOVEMBER / DECEMBER 2024.



45 kN/m2
Floor Loading



123 Car
Parking Spaces



45m Yard
Depth



EV Charging
Points



BREEAM
Excellent



Planning for E(g)(iii),
B2 and B8



Sustainably Sourced
Construction Materials



Solar PV
Roof Panels



EPC Grade A



9m Clear
Internal Height



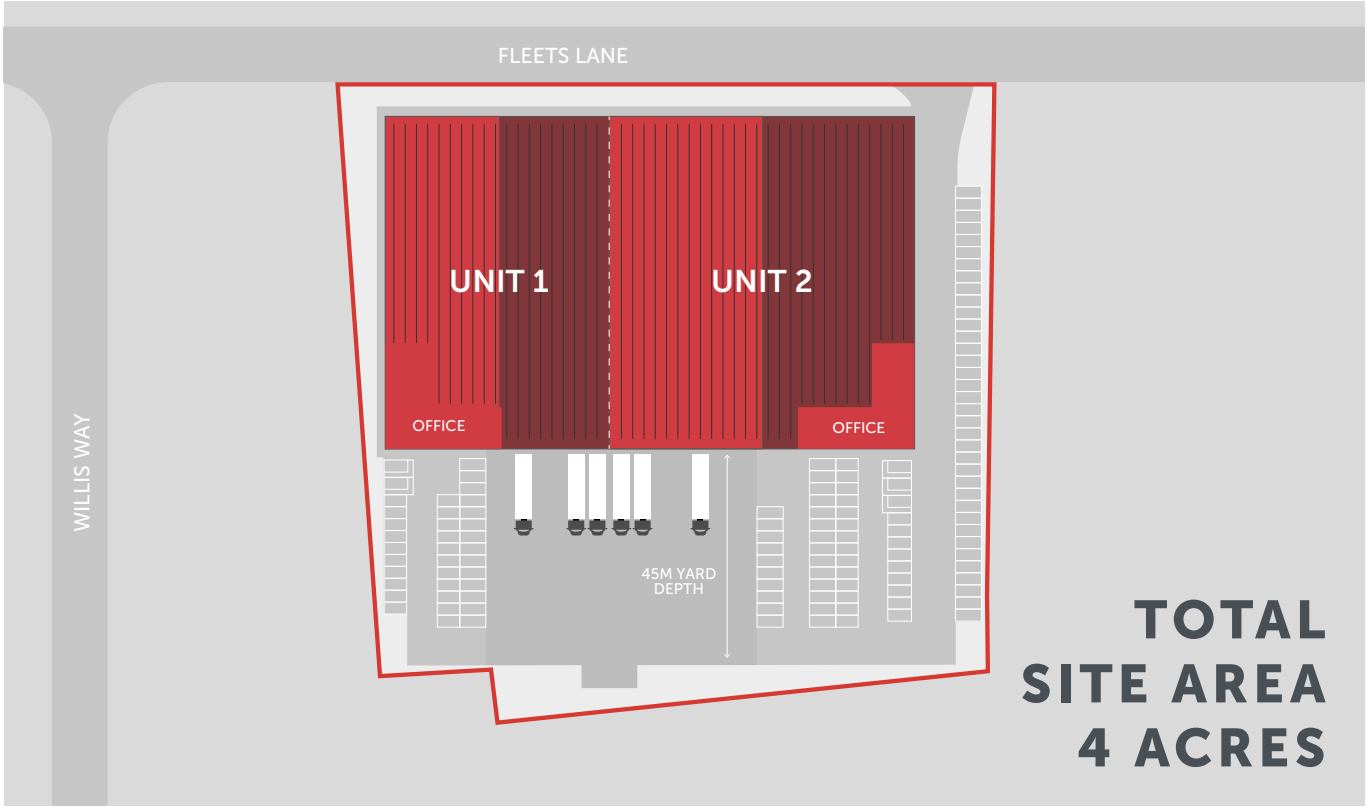
Secure Yard



750 kVa
Power Supply

ACCOMMODATION

UNIT 1	SQ FT	UNIT 2	SQ FT
INDUSTRIAL WAREHOUSE	46,826	INDUSTRIAL WAREHOUSE	34,851
FIRST FLOOR OFFICES	3,300	FIRST FLOOR OFFICES	3,300
TOTAL (GEA)	50,126	TOTAL (GEA)	38,151

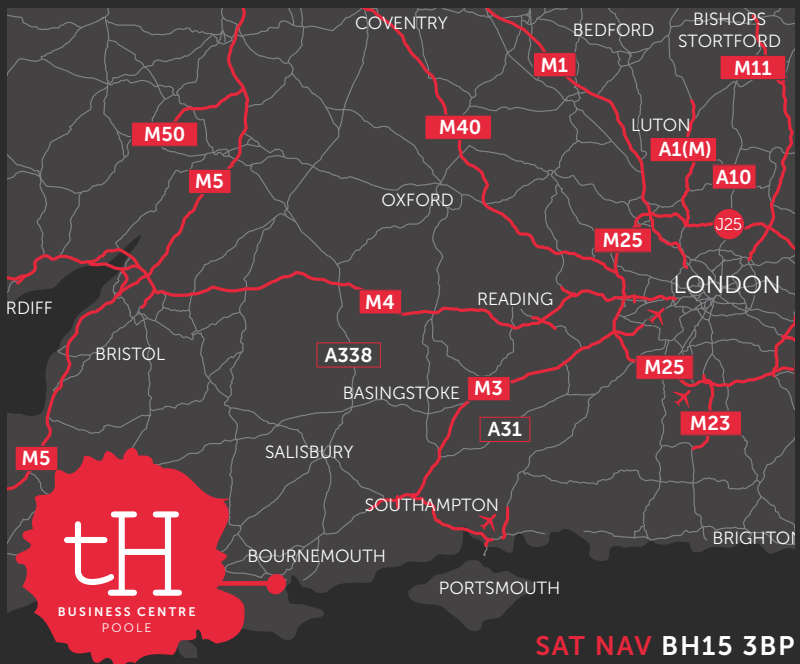
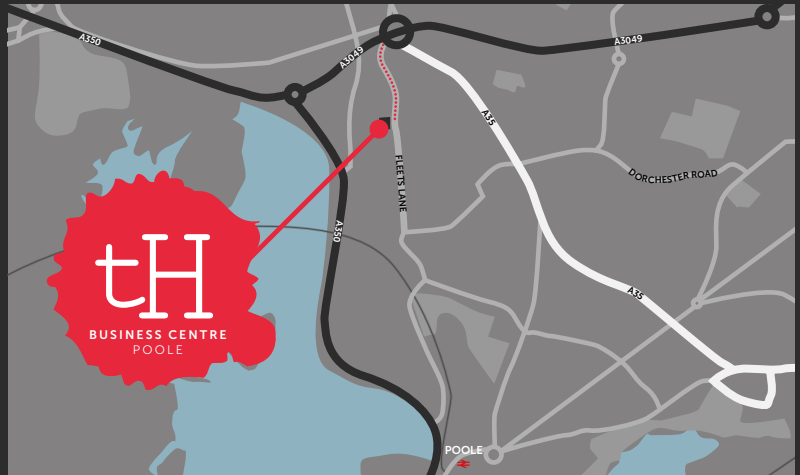


PRIME LAST MILE LOCATION

Tavis House Poole is excellently positioned in the heart of a well established industrial and distribution location serving Poole and the wider region. Poole benefits from strong links to the A35 and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Situated on Fleets Lane at the former Sealed Air site, Tavis House Poole will offer two high quality industrial / warehouse units.

Poole Town Centre and Poole Station are located 1 mile to the south. The train station provides direct access to London Waterloo in just over 2 hours.



SAT NAV BH15 3BP



A35	3 MINUTES
A31	10 MINUTES
M27 JUNCTION 1	35 MINUTES
M3 JUNCTION 14	38 MINUTES



POOLE	5 MINUTES
BOURNEMOUTH	16 MINUTES
SOUTHAMPTON	45 MINUTES
LONDON	2 HOURS



POOLE TRAIN STATION	5 MINUTES
BOURNEMOUTH AIRPORT	18 MINUTES
SOUTHAMPTON AIRPORT	40 MINUTES
HEATHROW AIRPORT	1 HOUR 30 MINUTES

TERMS

The units are available to let on Full Repairing and Insuring leases. Rent on application.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates assessment.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends use of professional advice from a surveyor or solicitor before agreeing or signing a Business Tenancy/ Lease Agreement. The Code is available upon request.



TIM CLEMENT
+44 (0) 7970 092 974
tim.clement@jll.com

OLLIE HOCKLEY
+44 (0) 7704 687 459
oliver.hockley@jll.com



THOMAS ERXLEBEN
+44 (0) 7710 966 234
tom.erxleben@cushwake.com

CHRIS KNIGHT
+44 (0) 7872 822 528
chris.c.knight@cushwake.com



CHRIS WILSON
+44 (0) 7968 299 407
chris.wilson@goadsby.com



TAVISHOUSEPROPERTIES.COM

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. October 2024. designed & produced by **CORMACK** - cormackadvertising.com