



Creekmore Lane

Broadstone Way

Former Keyline Site, Creekmoor Lane, Poole BH17 7EE

TO LET

Industrial/Warehouse / Trade Counter
Unit

12,886 Sq Ft
(1,197 Sq M)

DESCRIPTION

The property comprises two detached warehouse units. The main building provides a trade counter area, offices and facilities, mezzanine storage and warehouse space which has an eaves height of approx. 4.75m and is accessed via a roller shutter door. The storage building has an eaves height of approx. 4.45m and is accessed via one roller shutter and one concertina door.

There is a large concrete surfaced open storage yard and parking area. The perimeter is made secure with CCTV, flood lighting, palisade fencing and security gate.

- ✓ Warehouse min. eaves height 4.75m
- ✓ Storage building min. eaves height 4.45m
- ✓ Large sectional concrete surfaced open storage yard
- ✓ Secure site with palisade fencing and flood lighting
- ✓ CCTV and security gate
- ✓ Parking area



LOCATION

The property occupies a prominent site bound by Creekmoor Lane to the south and Broadstone Way (A349) to the north, at the western edge of Creekmoor Industrial Estate and opposite residential development. Commercial occupiers in the surrounding area include IMI, Makro, Premier Inn, Siemens, Tesco, and various smaller industrial, trade counter and warehouse uses.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Main Warehouse/Trade Counter	6,505	604
Mezzanine	2,140	199
Additional Workshop	4,241	394
Total	12,886	1,197

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

RENT

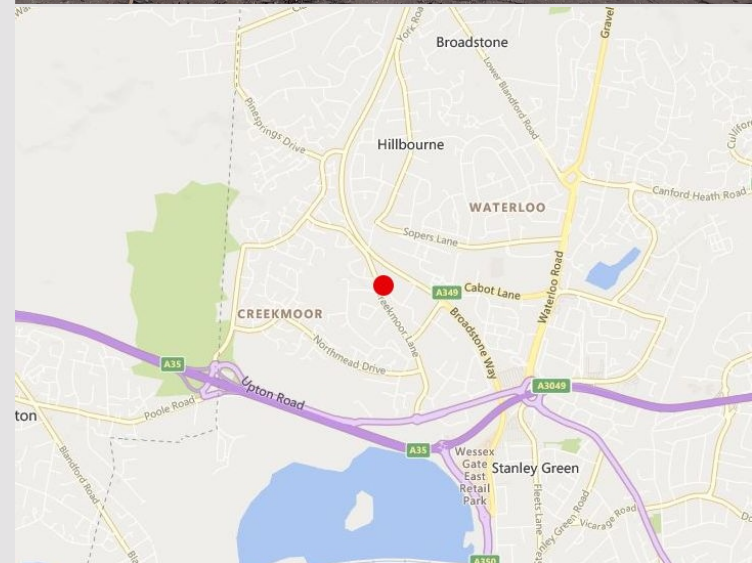
£110,408.05 per annum

TERMS

Available by way of an assignment or sublease for the remainder of the term (subject to terms) or a new lease could be agreed, subject to terms directly with the Landlord.

EPC

The Energy Performance Asset Rating is C71.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 13-Jan-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Luke Mort
07591 384236
lmort@lsh.co.uk

Dan Rawlings
07702 809192
drawlings@lsh.co.uk