



TO LET MODERN BUSINESS PREMISES

718 sq ft // 67 sq m plus 602 sq ft mezzanine floor

UNIT 8, CABOT BUSINESS VILLAGE, HOLYROOD CLOSE, POOLE, DORSET, BH17 7BA

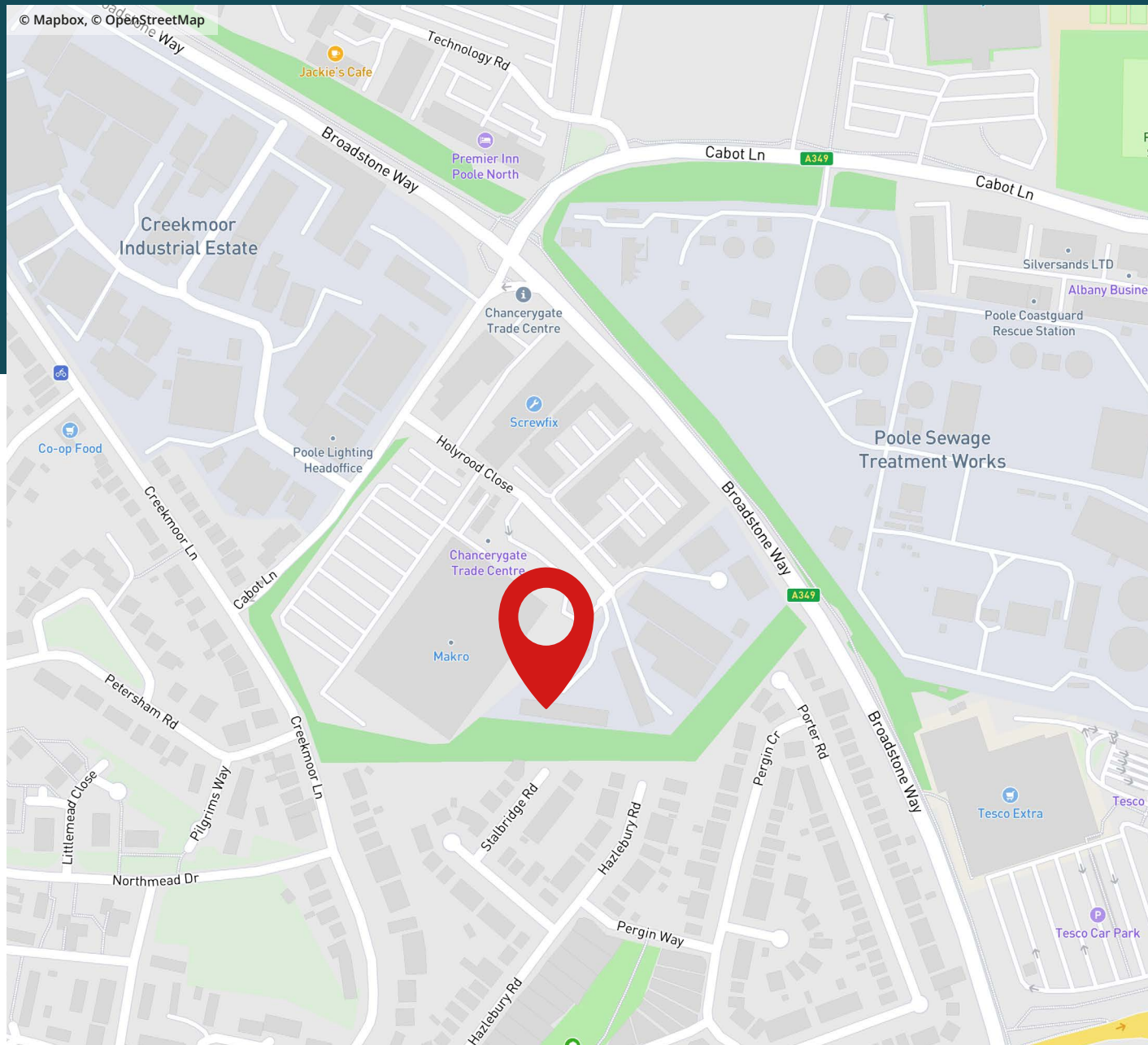
SUMMARY

- 602 sq ft first floor mezzanine
- 2 allocated parking spaces
- 3 phase electricity and gas available
- Sectional up and over loading door
- New full repairing and insuring lease available

RENT

£11,500 PER ANNUM EXCL.





LOCATION

Cabot Business Village is a development of business units situated at the end of Holyrood Close which is accessed from Cabot Lane.

Cabot Lane links to Broadstone Way which is the 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 the other main centres.



RENT

£11,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

ACCOMMODATION

GROUND FLOOR

718 sq ft (67 sq m)

FIRST FLOOR

602 sq ft (56 sq m)

PARKING

2 allocated parking spaces.

RATEABLE VALUE

£10,750 (from 1.4.23)

EPC RATING

TBC





DESCRIPTION

These premises are of blockwork construction with profiled steel cladding to upper elevations under a pitched roof supported upon a steel portal frame. The ground floor is concrete. Loading is by way of a sectional up and over loading door measuring 3m wide x 3.5m high. The floor to ceiling height on the ground floor is 1.95m.

Internally, the unit benefits from a WC, lighting, personnel door and a tea point.

3 phase electricity and gas is available.

Externally, there is 2 allocated car-parking spaces to the front of the premises.

Agent's note: there is currently a mezzanine floor. The landlord has confirmed this will be removed upon request, subject to terms.

LEASE

The premises are available by way of new full repairing and insuring lease for negotiable terms, incorporating upward only, open market rent reviews.

SERVICE CHARGE

A service charge is 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

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable 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 tax in the subject case.

VIEWINGS

Strictly by prior appointment through the joint agents Goadsby, and Nettleship Sawyer, through whom all negotiations must be conducted.



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IMPORTANT

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](#).

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.