

TO LET SUBSTANTIAL DETACHED INDUSTRIAL/WAREHOUSE WITH YARD

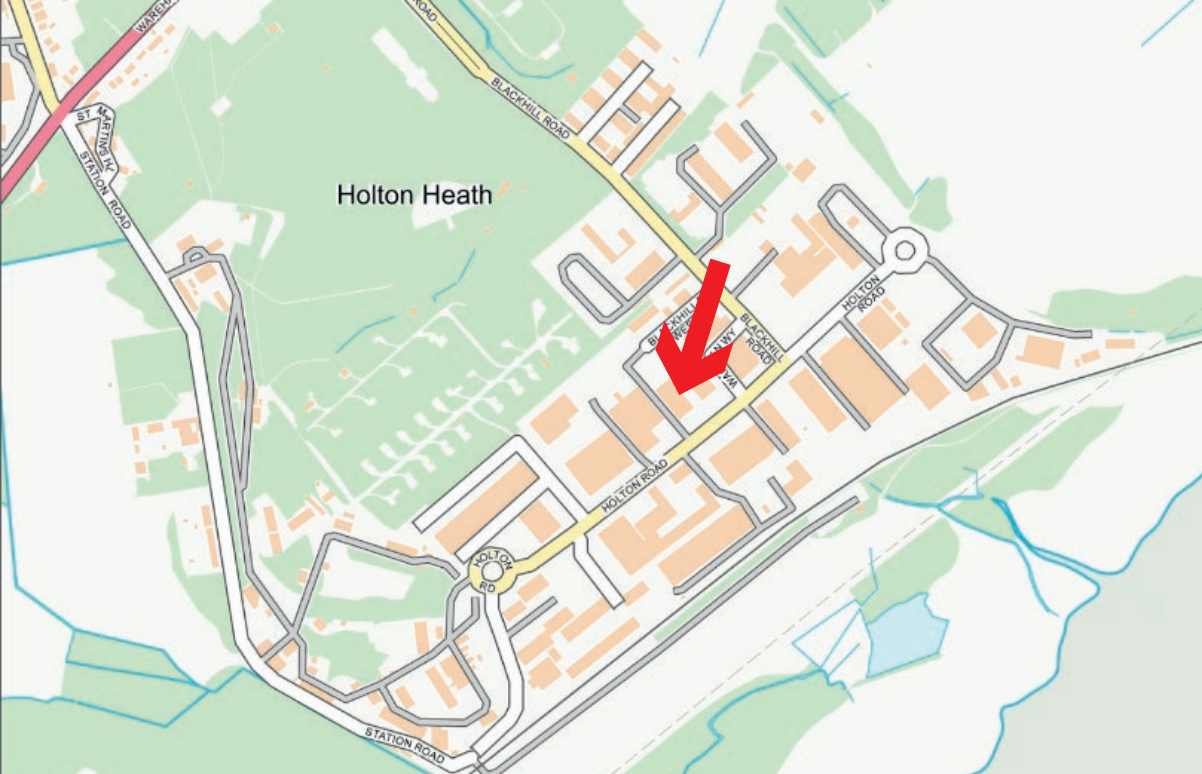
Unit 3, 12 Holton Road | Holton Heath Trading Park | Poole | Dorset | BH16 6LT



- Ground floor gross area of approx. 1,205.8 sq m (12,980 sq ft)
- First floor offices of approx. 318 sq m (3,427 sq ft)
- Excellent on-site parking
- Secure yard of approx. 0.11 hectares (0.27 acres)
- Annual rent £125,000 per annum exclusive
- Immediately Available



**sibbett
gregory**



LOCATION

The property is located on Holton Road at Holton Heath Trading Estate which is an established industrial area situated approx. 7 miles to the west of Poole town centre.

Holton Road connects with Blackhill Road which is the main route into Holton Heath. Blackhill Road in turn connects with A351 Wareham Road. Access to A350 is approx. 2 miles away and provides excellent links to the Poole/Bournemouth conurbation to the east and Dorchester to the west.

DESCRIPTION

The property comprises a substantial, detached industrial unit of steel portal frame construction with brick and clad elevations under a steel profile roof.

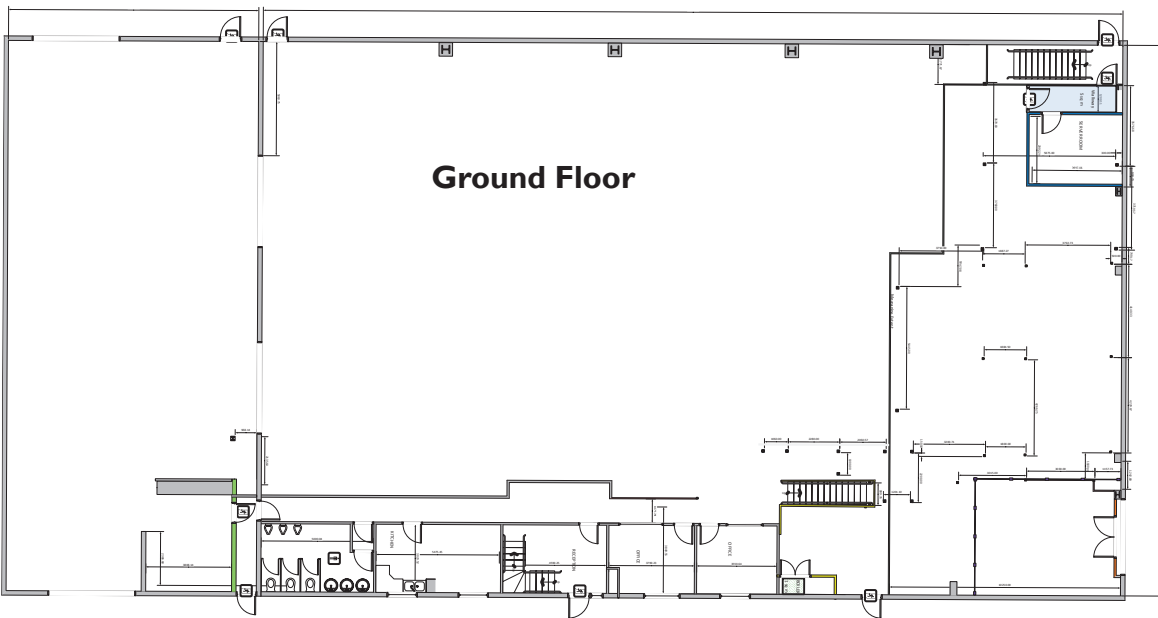
The unit provides a main warehouse bay together with ground and first floor offices. Two full height loading doors in the main warehouse provide access into a rear extension which provides an additional industrial/warehouse bay with loading access doors at either end and stanchions to support a 5 tonne crane.

The full height section of the warehouse has an internal eaves height of approx. 4.5m. The specification includes 400amp 3 phase electricity, gas space heaters, concrete painted floor, fans for air circulation (not tested) and a combination of manual and electric roller loading doors.

The ground and first floor offices provide a combination of partitioned and open plan office accommodation together with a ground floor reception area, kitchen, meeting and break out space and male and female toilets. The specification includes air-conditioning in parts, carpeting, gas fired heating, perimeter trunking for cabling, power and phones.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.



ACCOMMODATION

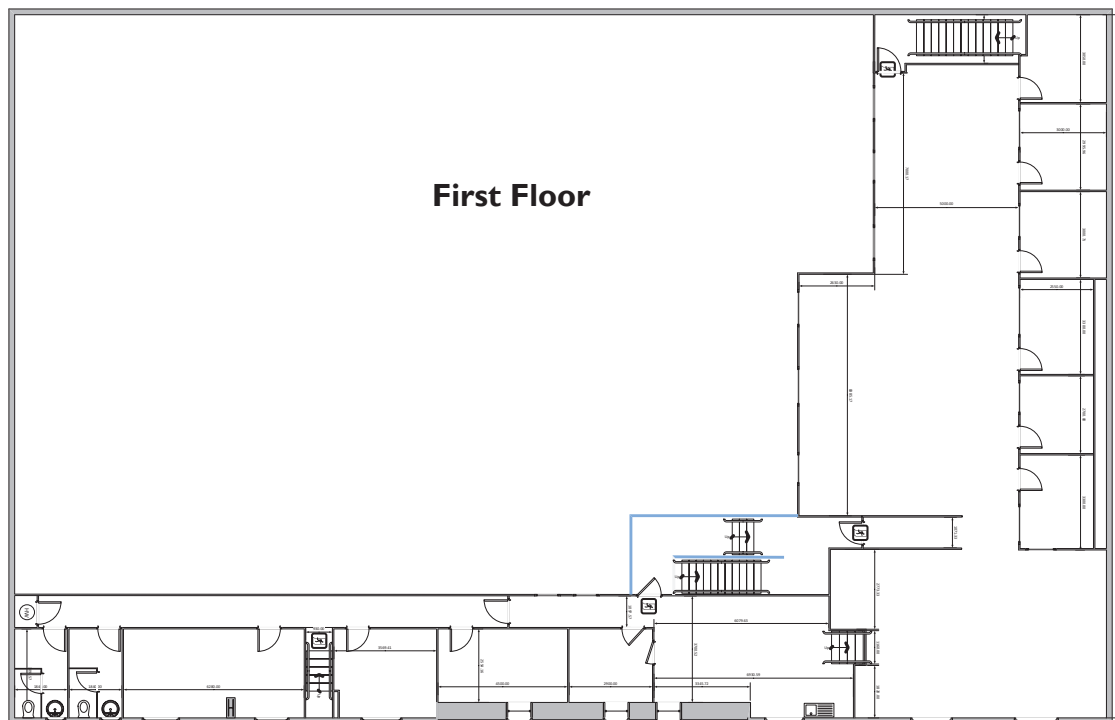
The accommodation can be summarised as follows:

Ground Floor	12,980 sq ft	1,205.88 sq m
First Floor	3,427 sq ft	318.38 sq m
Outdoor	700 sq ft	65.03 sq m
TOTAL	17,107 sq ft	1,589.29 sq m

EXTERNAL

The property has a good provision for parking both in front of the property and along the western side of the building.

A particular benefit of the property is the secure yard on the north-east side of the building which is accessed from the unit as well as via Warren Way. The yard is surfaced and has enclosed steel palisade fencing and security gates. Within the yard is a small detached workshop building which has a gross internal floor area of approx. 64.9 sq m (700 sq ft). There is a single phase electricity supply to this workshop. The yard extends to approx. 0.11 hectares (0.27 acres).



RENT

£125,000 per annum exclusive of business rates and VAT.

BUSINESS RATES

Rateable Value: £75,500

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The property has an energy rating of C-69.

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

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Joe Lee

Telephone: 01202 661177

Email: joe@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

