

FLEETS CORNER BUSINESS PARK

PROMINENCE TO THE
BUSY WATERLOO ROAD



TO LET

SUPERB END TERRACE 9.7M EAVES
INDUSTRIAL/WAREHOUSE PREMISES
11,091 SQ FT // 1,030 SQ M

UNIT G1

FLEETS CORNER BUSINESS PARK
NUFFIELD ROAD, POOLE
DORSET BH17 0LA



SUMMARY



21
Car Parking
Spaces



Main Road
Prominence
Waterloo Road / A349



9.7m
Internal
Eaves Height



PV Panels
Photovoltaic
Panels on Roof



Electric
Loading Door
4m wide x 5m high



150kva
3 Phase
Electric Supply



A - 19
EPC
Rating

RENT:
£130,325
PER ANNUM, EXCLUSIVE

LOCATION >> LOCATION MAP >> AERIAL VIEW

- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Bournemouth 8 miles
- M27 24 miles
- M3 34 miles

SPECIFICATION

FACTORY/WAREHOUSE

- Clear Internal Height 8.5m
- Internal Eaves Height 9.7m
- 40kN/sq m floor loading capacity
- 4m wide x 5m high electric, ground floor, sectional up and over loading door
- 150 kVA 3 phase electricity
- Power floated concrete warehouse floor
- Micro rib/profiled steel cladding, with double glazed windows at ground and 1st floor
- Steel clad pitched roof with 15% translucent
- PV panels on roof

OFFICE SPACE

- Carpeted office with central heating
- Suspended ceiling with recessed PIR sensor lighting
- Male, female and disabled WCs
- FTTP fibre connection installed.

PLANNING

E(g)(iii) light industrial, B2 general industrial and B8 storage and distribution uses.

TERMS

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



ACCOMMODATION

Floor	Sq M	Sq Ft	Car Spaces
Ground Floor	900	9,687	-
First Floor	130	1,404	-
Total	1,030	11,091	21

The above areas are approximate gross internal areas and have been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

RENT

£130,325 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

EPC RATING

A - 19

ESTATE CHARGE

An estate charge will be levied to cover common services including 12 hours security plus CCTV monitoring, lighting and landscaping.

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

RATEABLE VALUE

£123,000 (from 1.4.26)

FURTHER INFORMATION



Chris Wilson 07968 299407
chris.wilson@goadsby.com



Melinda Cross 07748 267748
melinda.cross@jll.com
Ollie Hockley 07704 687459
oliver.hockley@jll.com

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](#).

IDENTIFICATION

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

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.

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.