



**Suite 8, The Greenhouse, Mannings Heath Road,  
Poole, BH12 4NQ**

**First Floor offices/studios with parking**

- Studios from 900 sq ft to 1296 sq ft
- Immediately available
- On-site parking spaces
- Prominent position on Mannings Heath Road, Poole
- Suitable for a variety of uses with E Planning Use Class

# Suite 8, The Greenhouse, Mannings Heath Road, Poole, BH12 4NQ

## LOCATION

The property is located in Mannings Heath which is a principal employment area in Poole, approx. 4 miles to the north of Poole town centre. The property fronts Mannings Heath Road although access to the first floor accommodation is via an external metal staircase at the side of the property which is located off Broom Road.

Mannings Heath Road provides excellent access to both A3049 Dorset Way dual carriageway which is main route through the Poole and Bournemouth conurbation.

## DESCRIPTION

The property comprises a substantial industrial and studio building constructed with brick elevations under pitched roof sections. The ground floor consists of industrial/workshop premises and the first floor comprises studio/office/showroom accommodation. The studios at the front of the property have far reaching views towards the coast.

Studio 8 has been divided into 4 suites which are suitable for a variety of uses. The 4 studios have shared use of toilet and kitchenette facilities and the specification comprises the following:-

Suspended ceilings with Category 2 lighting

Gas fired heating

Floor coverings (to be decided by the occupier)

Power points

Two allocated parking spaces for each suite

## ACCOMMODATION

The accommodation comprises the following areas:

| Name            | Sq ft        | Sq m          | Availability |
|-----------------|--------------|---------------|--------------|
| 1st - Studio 8A | 1,270        | 117.99        | Available    |
| 1st - Studio 8B | 900          | 83.61         | Available    |
| 1st - Studio 8C | 1,135        | 105.44        | Available    |
| 1st - Studio 8D | 1,296        | 120.40        | Available    |
| <b>Total</b>    | <b>4,601</b> | <b>427.44</b> |              |

## TENURE

The studios are available on an internal repairing and insuring basis for a term of 3 years.

## PLANNING

The premises are suitable for uses falling under Class E Planning Use which includes offices, research and development, light industrial, clinic, health and fitness use.

## PARKING

Each studio has two allocated parking spaces.

## RENTS

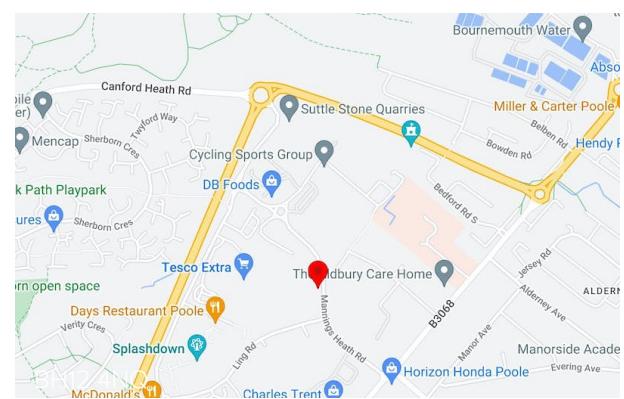
Studio 8A £15,250 per annum exclusive

Studio 8B £10,800 per annum exclusive

Studio 8C £13,500 per annum exclusive

Studio 8D £15,500 per annum exclusive

Rents are exclusive of maintenance charge, business rates (if applicable) and VAT.



## SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Available Size</b> | 900 to 4,601 sq ft |
| <b>Business Rates</b> | To be assessed     |
| <b>EPC Rating</b>     | B (49)             |

## VIEWING & FURTHER INFORMATION

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