



FLEETS CORNER

BUSINESS PARK

TO LET OFFICES IN PROMINENT BUILDING

- 2,278-2747 SQ FT
- EXCELLENT CAR PARKING
- 24/7 SECURITY
- REFURBISHED
- OPEN PLAN
- ACCESS FROM WATERLOO ROAD, NUFFIELD ROAD AND HATCHPOND ROAD

[> fleetscorner.com](https://fleetscorner.com)



WATERLOO HOUSE, FLEETS CORNER BUSINESS PARK
WATERLOO ROAD, POOLE, DORSET, BH17 0HL



THE BIG
YELLOW
SELF
STORAGE
COMPANY

the
gym
find your fit

SMYTHS

A3049

FLEETS
CORNER
BUSINESS PARK

WATERLOO HOUSE

Nuffield Industrial Estate

A349

TESCO
Extra

LUSH
FRESH HANDMADE COSMETICS

Travelodge

selco BUILDERS
WAREHOUSE

LDL

STARBUCKS
COFFEE

SUBWAY

BURGER
KING

Domino's
Pizza

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REF: o21370



Location

Fleets Corner Business Park is a prime, mixed-use park, benefiting from bold prominence to the A349 Waterloo Road to the west and A3049 dual carriageway to the East and extends to approximately 27 acres bounded by Hatchpond Road to the north, Fleets Corner and Nuffield Road to the south.

The Estate fronts the Fleets Corner Roundabout from which the A35 provides part dual carriageway communications westwards to Dorchester and beyond.

From Fleets Corner the A349 connects northwards to the A31 which provides dual carriageway access to the M27 and M3 motorway networks and ultimately London beyond.

Location Map

Streetview



Amenities

The following amenities are located in the immediate vicinity:

- Starbucks Drive-thru (On site)
- Travelodge
- Tesco
- David Lloyd Poole
- Subway
- Patisserie Mark Bennett
- Burger King



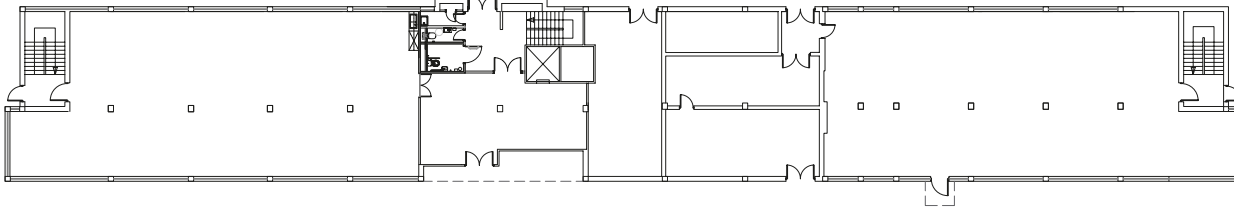
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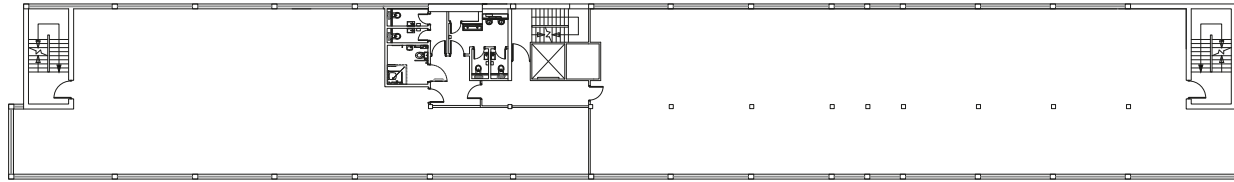
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Ground Floor South



First Floor North



Description

Waterloo House forms part of the Fleets Corner Business Park and benefits from extensive frontage to the A349 Waterloo Road. A new Starbucks has just opened at the front of the site.

The building is arranged over three storeys and is accessed from a communal entrance on the ground floor where there is a communal reception leading to a core with one lift and stairs, providing access to the upper floors. Communal cloakroom facilities are also provided within the core.

Summary of Accommodation

	Sq m	Sq ft
Ground Floor South	212	2,278
First Floor North	255	2,747

Parking

Ground Floor South	10 car parking spaces
First Floor North	12 car parking spaces

Specification

The floor has been refurbished to include the following:

- Carpets
- Recessed lighting
- Suspended ceilings
- Redecorated throughout
- New radiators
- Refurbished communal areas



Gallery

[Click thumbnails to view full size photos.](#)



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Lease

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only, open market rent reviews.



Rent

£12.50 per sq ft exclusive of rates, VAT, service charge, insurance premium and all other outgoings.



Service Charge

A service charge is payable in respect of the upkeep and maintenance of the estate and also in respect of the maintenance, repair and upkeep of the common parts of Waterloo House. Further information is available upon request.



Rateable Values

To be reassessed.



EPC Rating

Ground Floor South C - 54
First Floor North B - 49



Legal Costs

As is customary, an incoming 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 this tax in the subject case.



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Viewing

Strictly by prior appointment through the joint sole agents Goadsby and CBRE through whom all negotiations must be conducted.



James Edwards

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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.

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**.



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