

FOR SALE/TO LET

PROMINENT TWO STOREY OFFICE BUILDING

UNIT 1 NEW FIELDS BUSINESS PARK | STINSFORD ROAD | POOLE | BH17 0NF

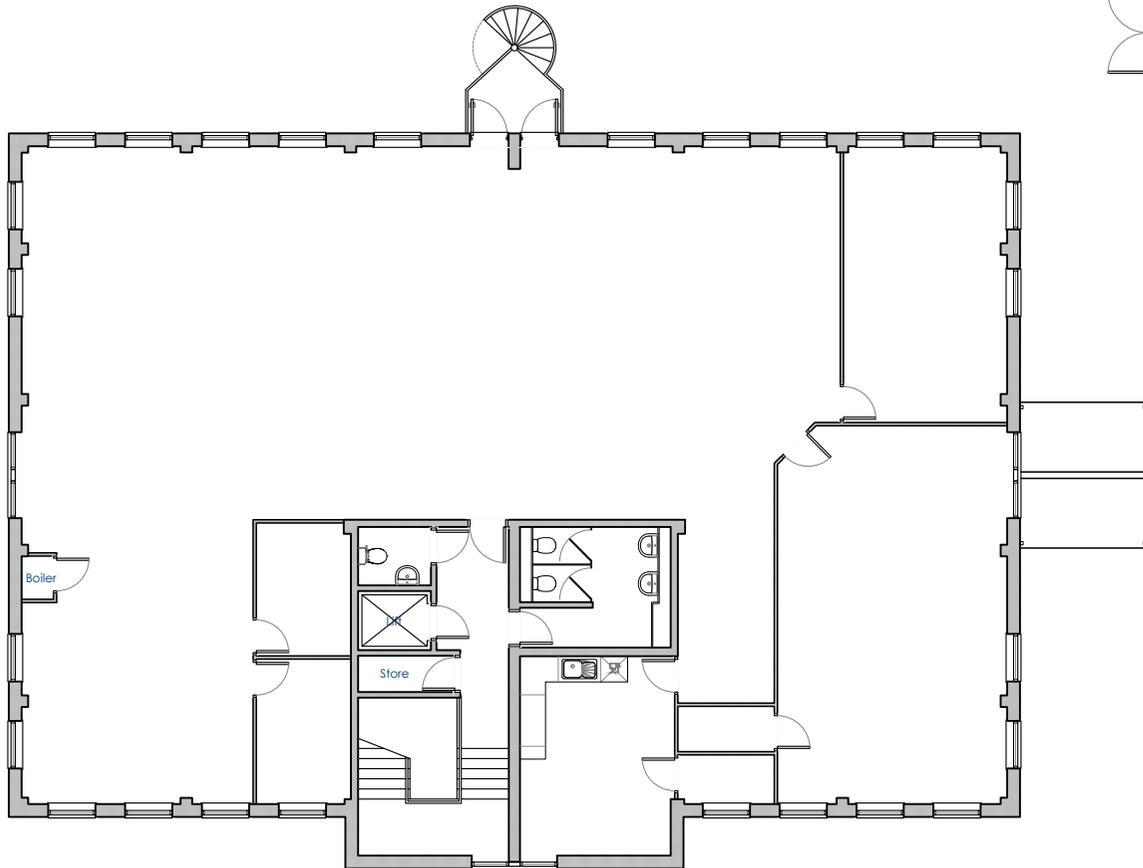


**sibbett
gregory**

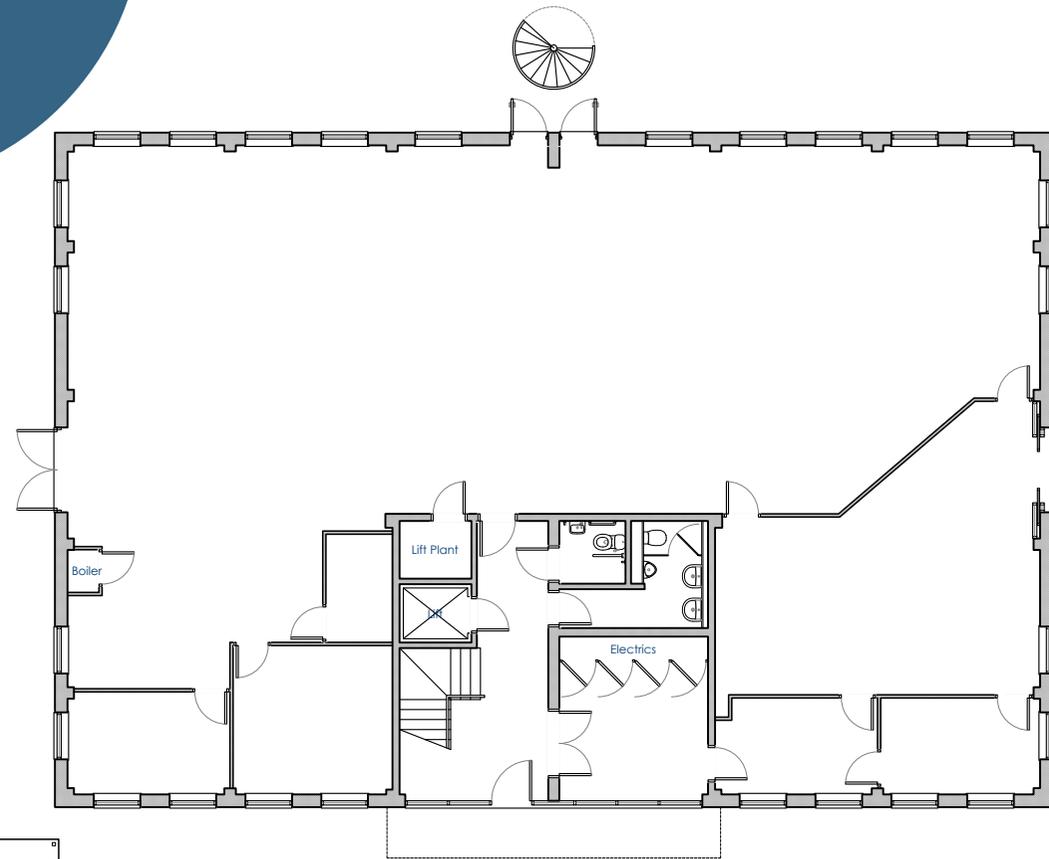
SUMMARY

- Prominent position at the entrance of one of Poole's principal office parks
- Two storey building
- 28 allocated car-parking spaces plus shared use of visitor spaces
- Requires refurbishment and bespoke fit out available
- Approx. 6,823 sq ft

FIRST FLOOR



GROUND FLOOR





LOCATION

New Fields Business Park is situated at the junction of Stinsford Road and Hatch Pond Road on the edge of Nuffield Industrial Estate, Poole.

The development is situated approximately 2.5 miles north of Poole Town Centre and approximately 6 miles from Bournemouth Town Centre.

The Fleetsbridge Interchange, which provides excellent access to the A35 Dorset Way dual carriageway, is approximately 1 mile from the Business Park.

DESCRIPTION

New Fields Business Park is a development of 15 office buildings constructed in the early 1990's and is one of Poole's principal office parks.

Unit 1 is a self-contained, two storey building which is of traditional brick construction under a pitched roof. The accommodation is open plan and the current specification includes the following:

- Cloakroom facilities on each floor
- Suspended ceilings
- Gas central heating
- Inset lighting
- Raised access flooring
- Lift
- 28 allocated parking spaces

ACCOMMODATION

The property has the following approximate gross internal areas:

| | | |
|--------------|--------------------|--------------------|
| Ground | 314.29 sq m | 3,383 sq ft |
| First | 319.59 sq m | 3,440 sq ft |
| Total | 633.88 sq m | 6,823 sq ft |



TENURE/PRICE/RENT

The building is available on the following basis:-

1. Virtual freehold – By way of a 999 year lease, subject to a peppercorn rental.

Price (existing condition) - £1.05M plus VAT

Price (refurbished) – Our client is willing to undertake a bespoke fit-out for a purchaser and the price would be dependent upon the level of specification.

OR

2. Leasehold – By way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent (refurbished) – Our client is willing to undertake a bespoke fit-out for a tenant and the rental would be dependent upon the level of specification.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the business park's common parts. The budget for Unit 1 is currently £7,334.21 plus VAT per annum.

BUSINESS RATES

We are informed that the property has a rateable value of £92,500, with effect from 1st April 2026. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises has the following rating: C (64)

VIEWING

Strictly by appointment with the joint agents, Sibbett Gregory and Goadsby.

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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.

