

TO LET

DETACHED INDUSTRIAL WAREHOUSE PREMISES

PLUS MEZZANINE 103 SQ M // 1,109 SQ FT

352 SQ M // 3,782 SQ FT

UNIT 8 THRUSH ROAD

PARKSTONE, POOLE, DORSET BH12 4NT



SUMMARY

Secure site
gated & fenced

6m
internal eaves

2
loading doors

D - 82
epc rating

RENT: £45,000 PER ANNUM EXCL.

>> STREET VIEW >> AERIAL VIEW >> WHAT3WORDS

UNIT 8 COMPTON BUSINESS PARK, THRUSH ROAD

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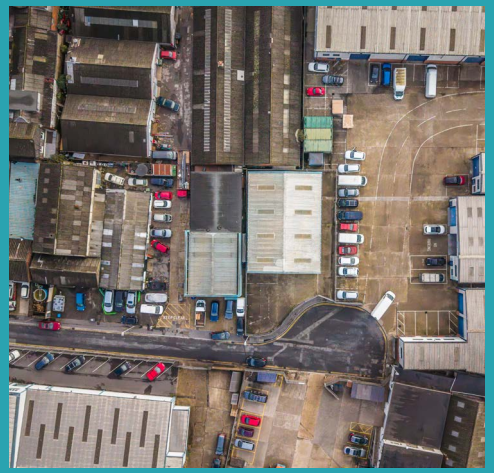

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SPECIFICATION

WORKSHOP

- Detached industrial premises
- Brick/block/Profiled steel cladding construction
- Insulated steel-clad pitched roof incorporating translucent daylight panels
- Steel portal frame construction with an internal eaves height of c. 6m
- Two electrically operated sectional loading doors to the front and side elevations (approx. 4m wide x 5m high)
- Ground and first floor windows, with personnel access doors to the front and rear
- Factory accommodation incorporating fluorescent strip lighting
- 3 phase electricity, gas and telecommunications
- Male & female WCs and shower facilities
- Kitchenette

FIRST FLOOR OFFICES

- First floor carpeted offices
- Suspended ceiling and recessed lighting.
- Central heating and double glazing,
- Vision windows overlooking the workshop.

MEZZANINE

- Timber decked mezzanine
- C. 3m clearance beneath the mezzanine
- Steel frame
- Fluorescent strip lighting

EXTERNAL

- Parking for C. 8 vehicles.
- Concrete forecourt extending to the side of the unit.
- Enclosed by palisade fencing with secure lockable access gates.

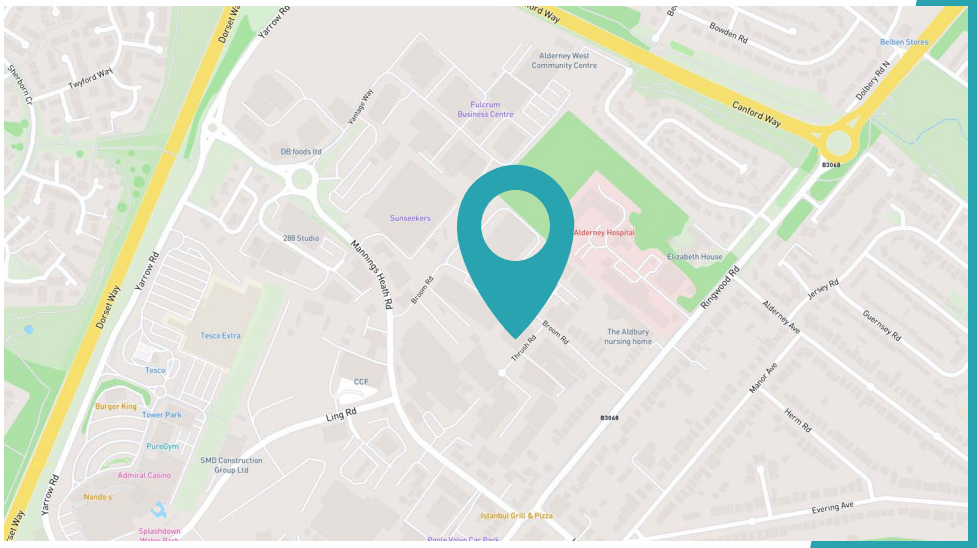


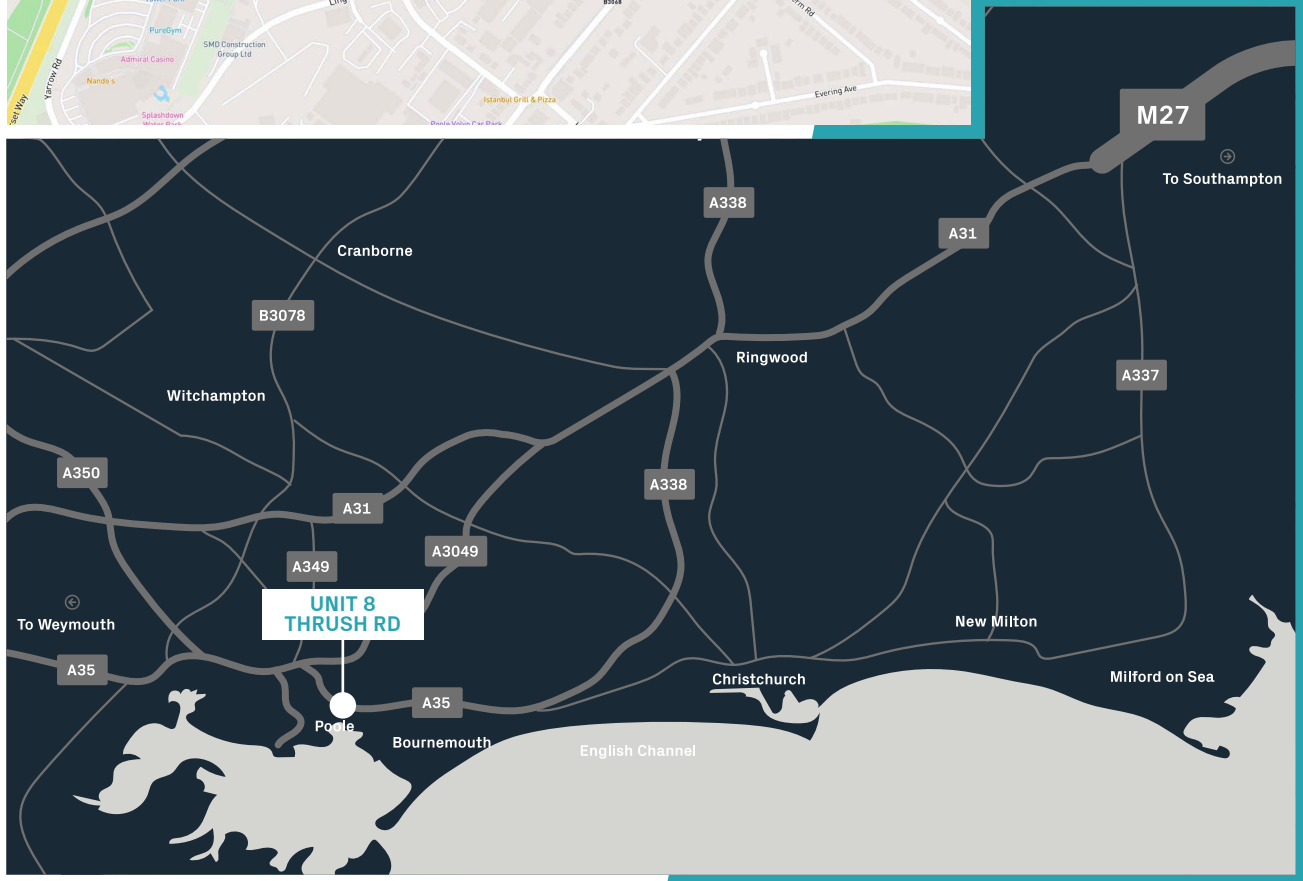




LOCATION

- Prominent frontage onto Thrush Road, accessed via Broom Road and Mannings Heath Road.
- Convenient access to the A348 Ringwood Road and A3049.
- The A348 provides access to the A31 and onward connections to the M27/M3 motorway networks.
- The A3049 connects to the A35 to the west.





AMENITIES

Tesco	0.8 miles
Tower Park	0.8 miles
Halfords	0.8 miles
McDonald's	0.9 miles
B&M	0.9 miles

TRANSPORT

Parkstone Railway Station	2.3 miles
Poole Railway Station	4.1 miles
Bournemouth Railway Station	5.5 miles
Poole Bus Station	3.5 miles
Bournemouth Airport	7.3 miles

All distances are approximate and sourced from Google maps







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ACCOMMODATION

	sq m	sq ft
Workshop	280	3,012
First floor offices	72	770
Mezzanine	103	1,109
Total gross internal area approx.	**455**	**4,891**

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

RENT

£45,000 per annum exclusive of business rates, VAT, service charge, and insurance premium payable quarterly in advance by standing order.

LEASE

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

RATEABLE VALUE

£34,000 (from 01.04.2026)

EPC RATING

D - 82

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.

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.

VIEWINGS

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.

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IMPORTANT

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.

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.