

TO LET

END TERRACE INDUSTRIAL PREMISES

112 SQ M // 1,201 SQ FT

(PLUS 76 SQ M // 821 SQ FT MEZZANINE)

SMALL BUSINESS RATES

RELIEF AVAILABLE (SUBJECT TO TERMS)

BUSINESS SPACE

goadsby

UNIT 13 GLENMORE BUSINESS PARK

BLACKHILL ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6NL

SUMMARY >

Location Map

Streetview

- 3 ALLOCATED PARKING SPACES
- FIRST FLOOR MEZZANINE
- END TERRACE

RENT: £18,950 PER ANNUM EXCL.

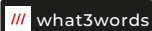
Photo taken in 2023.



REF:
W23987

UNIT 13 GLENMORE BUSINESS PARK
BLACKHILL ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6NL

Location



Glenmore Business Park is located in the popular location of Holton Heath to the south west of Poole on the A351 Wareham Road. The A35 is approximately 2 miles to the north and provides access to the south coast and the M27 network. Holton Heath is a well established industrial area close to the Poole/Bournemouth conurbations and there are a number of major occupiers on the estate. Holton Heath railway station is located less than 1 mile away.

Description

These end terrace premises are of brick outer, blockwork inner wall construction with steel cladding to upper elevations under a steel clad mono pitched roof incorporating translucent daylight panels supported upon a steel portal frame. The ground floor is concrete, the internal eaves height is approximately 6.2 metres and loading is by way of a sectional up and over door measuring approximately 3 metres wide x 3.2 metres high. Internally, there is a separate personnel door, unisex/disabled WC, fluorescent strip lighting, kitchenette and a steel staircase provides access to the first floor mezzanine/office area. There are also security shutters to the loading and personnel doors. The ceiling height under the mezzanine is approximately 3.1m

3 phase electricity and gas are available.

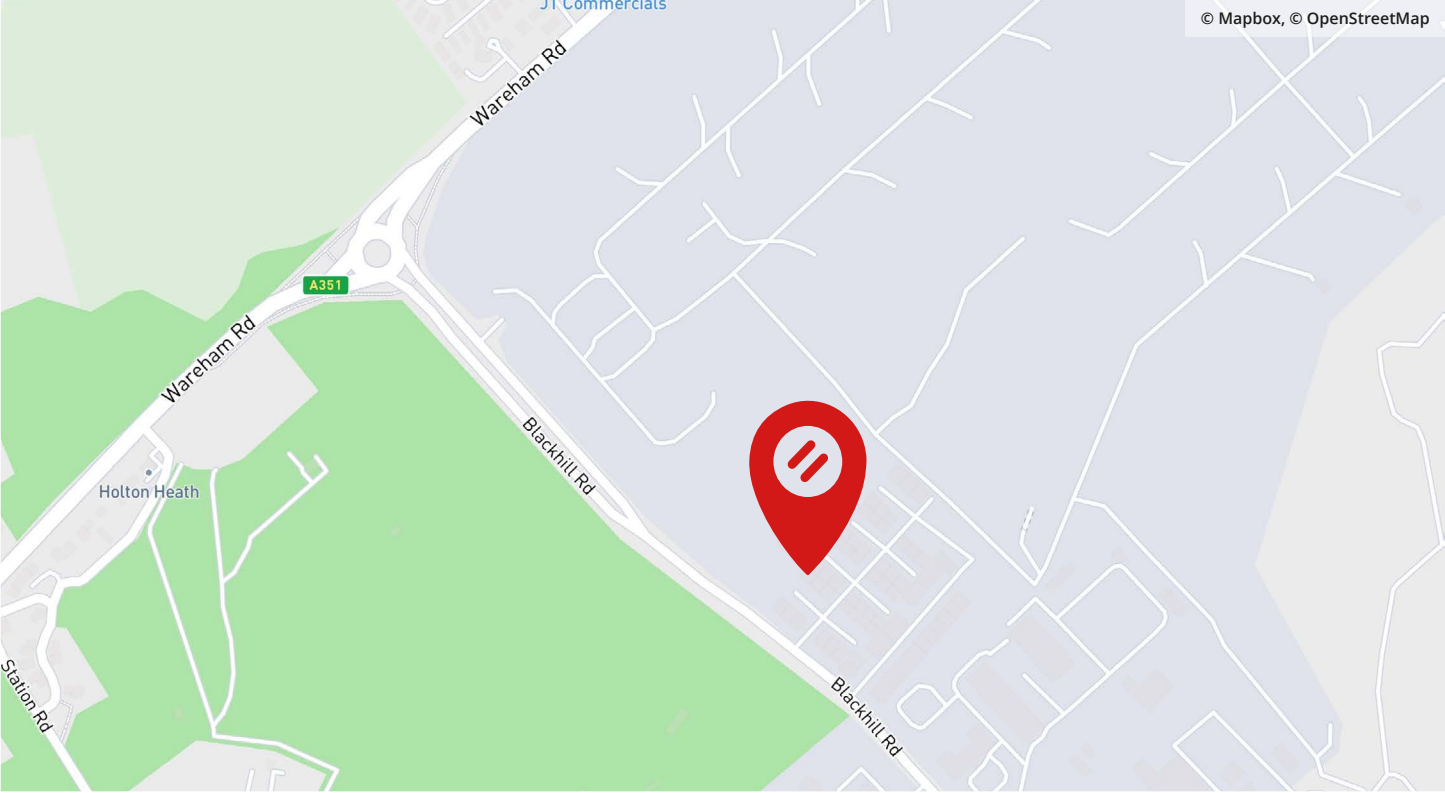
Externally, there is a tarmacadam forecourt providing parking for 3 vehicles.

Accommodation

	sq m	sq ft
Ground floor	112	1,201
First floor mezzanine office	20	212
First floor mezzanine storage	56	609

Total gross internal area approx. 188 2,022

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



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Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£18,950 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£14,500 (from 01.04.26). Small business rates relief are available subject to terms. Further information can be found on the gov.uk website.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge

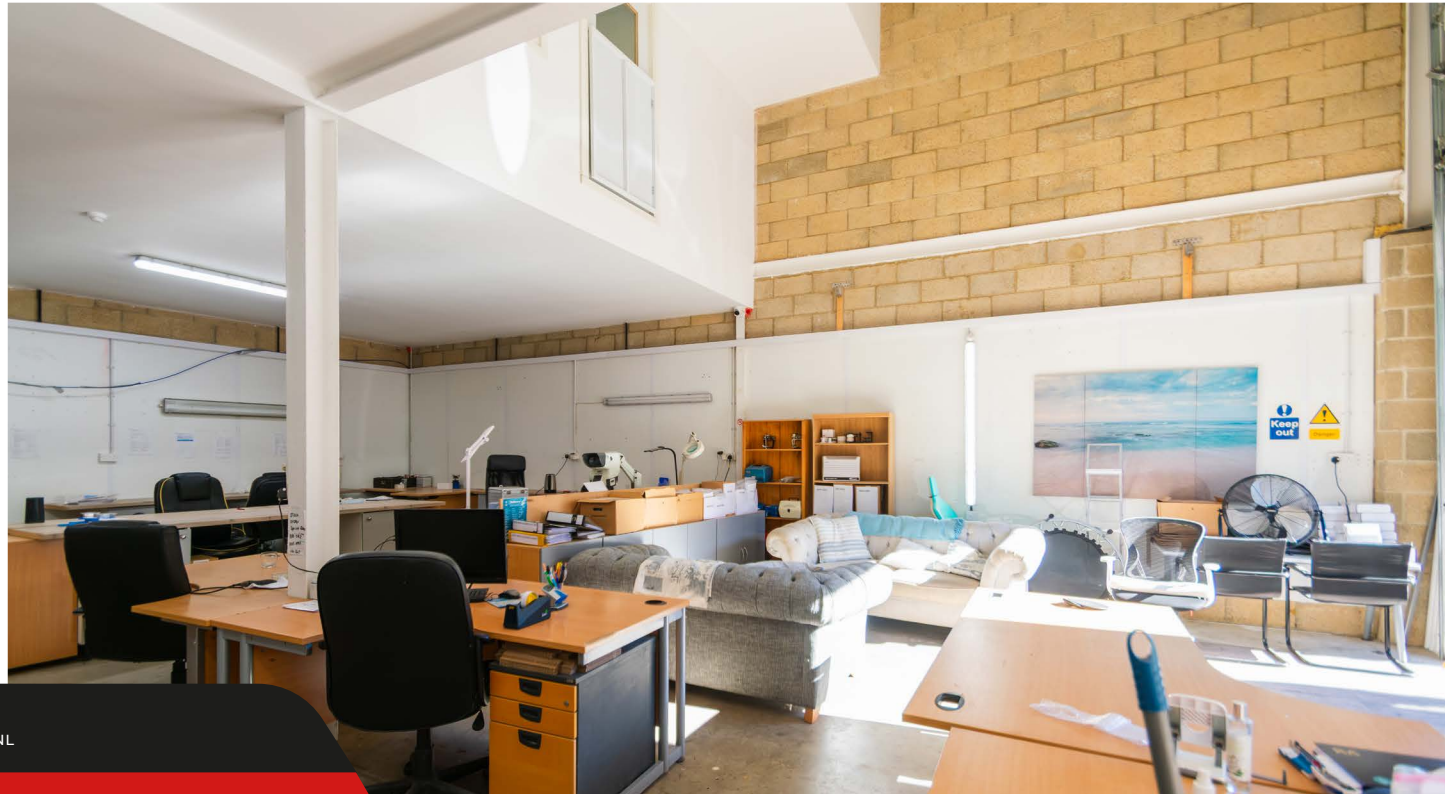
A service charge may be payable, interested parties are advised to make further enquiries.

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.

Viewing

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



Joseph Holderness

joseph.holderness@goadsby.com
01202 550200 // 07879 435387

Joshua Adamson

joshua.adamson@goadsby.com
01202 550110 // 07500 894599



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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)