



**Holton
Heath**
TRADING PARK

**INDUSTRIAL/
WAREHOUSE PREMISES**
3,992 SQ FT // 371 SQ M

**UNIT 4 HOLTON ROAD
HOLTON HEATH TRADING PARK
POOLE, DORSET, BH16 6LN**



SUMMARY

- END TERRACE
- 5.5M INTERNAL EAVES HEIGHT
- ALLOCATED PARKING

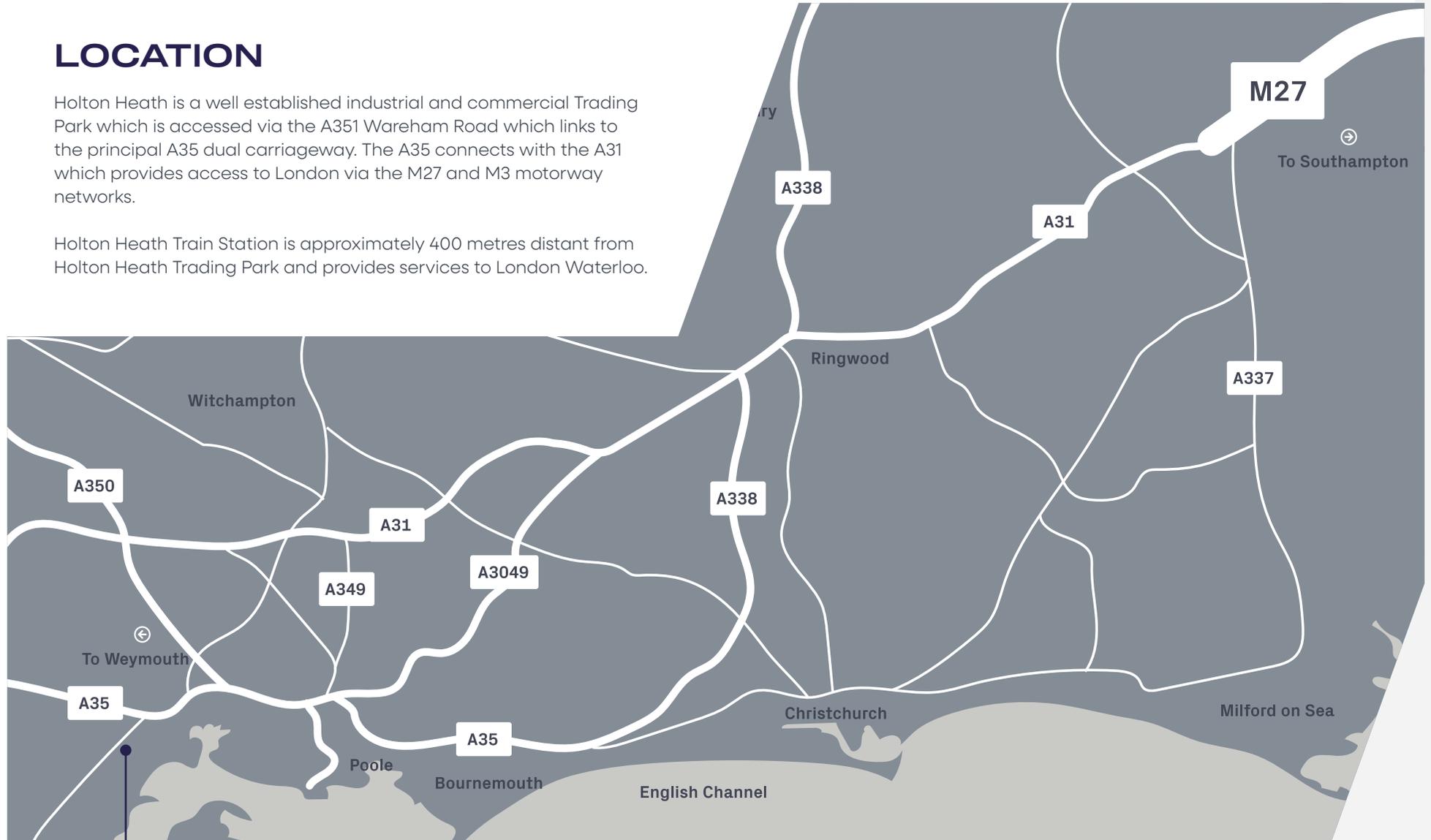
RENT:
£37,500 PER ANNUM EXCL.



LOCATION

Holton Heath is a well established industrial and commercial Trading Park which is accessed via the A351 Wareham Road which links to the principal A35 dual carriageway. The A35 connects with the A31 which provides access to London via the M27 and M3 motorway networks.

Holton Heath Train Station is approximately 400 metres distant from Holton Heath Trading Park and provides services to London Waterloo.



DESCRIPTION

These mid-terrace premises are of steel portal frame construction with internal blockwork walls and external steel cladding to the front. There is a pitched roof incorporating translucent daylight panels. The floor is concrete, the internal eaves height is approximately 5.5m and loading is by way of a sectional up and over door measuring approximately 4.3m wide x 4.7m high.

Internally, there is lighting, male and female cloakrooms, a separate personnel door and a kitchenette.

3 phase electricity is available. Gas is also available, but currently not connected.

Externally, there is a concrete loading apron and a tarmacadam forecourt providing allocated parking.

RENT

£37,500 per annum exclusive of business rates, VAT, service charge, insurance premium utilities and all other outgoings payable quarterly in advance by standing order.

LEASE

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

RATEABLE VALUE

£34,250 (from 1.4.26)

EPC RATING

TBC

PLANNING/USES

Planning permission was granted on 10 August 2009 to allow the premises to be used for B1(c) (light industry), B2 (general industrial) and B8 (storage and distribution) uses. In accordance with our usual procedure, we would recommend that interested parties contact the Local Planning Department at Purbeck District Council to satisfy themselves with regards to their own intended use.

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.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the estate. Interested parties are advised to make further enquiries.

LEGAL COSTS

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

VIEWINGS

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



Joshua Adamson

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

Joseph Holderness

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

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 tenant once a 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 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.

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 logo for Holton Heath Trading Park. It features the words "Holton" and "Heath" stacked vertically in a large, dark blue, sans-serif font. To the left of "Heath" is a small square icon containing the letters "H" and "H" stacked vertically. Below "Heath" is the text "TRADING PARK" in a smaller, dark blue, sans-serif font.

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