

100% SMALL BUSINESS RATES RELIEF AVAILABLE (SUBJECT TO TERMS)

TO LET

660 SQ FT // 61 SQ M

FIRST FLOOR OFFICE ACCOMMODATION

FIRST FLOOR, 50A WILLIS WAY POOLE, DORSET BH15 3SY



SUMMARY

- 100% small business rates relief available (subject to terms)
- Strong trading location surrounded by a multitude of local, regional and national operators
- Allocated parking

RENT: £10,500 PER ANNUM EXCLUSIVE

FIRST FLOOR, 50A WILLIS WAY POOLE, DORSET BH15 3SY





SITUATED IN ONE OF POOLE'S BEST TRADING LOCATIONS SURROUNDED BY A MULTITUDE OF LOCAL, REGIONAL AND NATIONAL OCCUPIERS (RADIUS OF 500M)

- Willis Way has almost direct access to the A350 Holes Bay Relief Road via Broadstone Way
- The A350 provides excellent communications towards Dorchester and beyond via the A35
- Willis Way also connects to Fleets Lane which joins the main Fleetsbridge Interchange with communications north-eastwards to the A31 via the A349/A348

>> LOCATION MAP >> AERIAL VIEW >> WHAT3WORDS

Currys TESCO ALDI B&Q LOK'n STORE Storage NEXT Dreams Love your bed COSTA GREGGS KFC

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DESCRIPTION

The detached main building is of brick and profiled steel-clad construction to the external elevations, beneath a pitched steel roof.

The first-floor office accommodation is accessed via a self contained ground floor lobby and benefits from the following specification:

- LED lighting throughout
- Carpeted flooring
- Ethernet and power points
- 4 allocated parking spaces
- Gas central heating
- Kitchenette
- Shower facilities
- WC facilities

ACCOMMODATION

Total Net Internal Area: **61 Sq M // 660 Sq Ft**

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

LEASE

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

RENT

£10,500 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.









RATEABLE VALUE

£8,800 from 1.4.2026
100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

EPC RATING

D - 86

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 sole agents, **Goadsby**, through whom all negotiations must be conducted.

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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.

IDENTIFICATION
Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.