

TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

110 SQ M // 1,181 SQ FT PLUS 111 SQ M // 1,195 SQ FT MEZZANINE



BUSINESS SPACE

goadsby

UNIT 2, BRANKSOME BUSINESS CENTRE
CORTY CLOSE, OFF SHARP ROAD, POOLE, BH12 4BQ

SUMMARY >

Location Map

Streetview

- MID TERRACE INDUSTRIAL/WAREHOUSE PREMISES
- SITUATED ON ONE OF BCP'S PRINCIPAL BUSINESS CENTRES
- 6 ALLOCATED CAR-PARKING SPACES
- APPROXIMATELY 4.3 MILES FROM POOLE TOWN CENTRE AND 3.6 MILES FROM BOURNEMOUTH TOWN CENTRE
- AVAILABLE BY WAY OF A NEW FULL REPAIRING AND INSURING LEASE

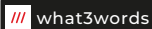
RENT: £22,500 PER ANNUM EXCL.



REF:
W406332

UNIT 2, BRANKSOME BUSINESS CENTRE
CORTRY CLOSE, OFF SHARP ROAD, POOLE, DORSET BH12 4BQ

Location



- Situated on one of BCP's principal business centres situated on Cortry Close/Sharp Road
- Cortry Close/Sharp Road links to Alder Road
- Bournemouth and Poole Town Centres are approximately 4.3 and 3.6 miles from the unit respectively

Description

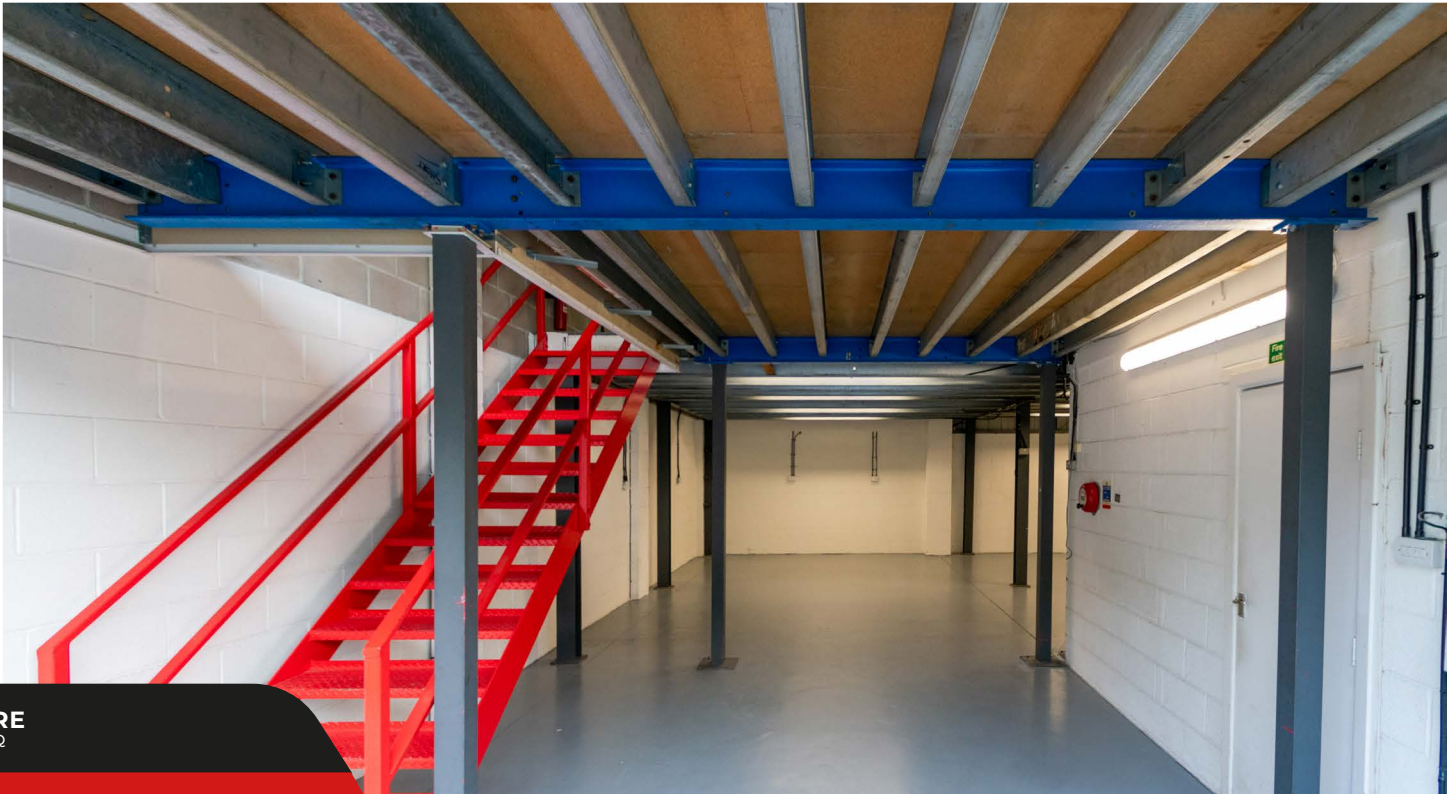
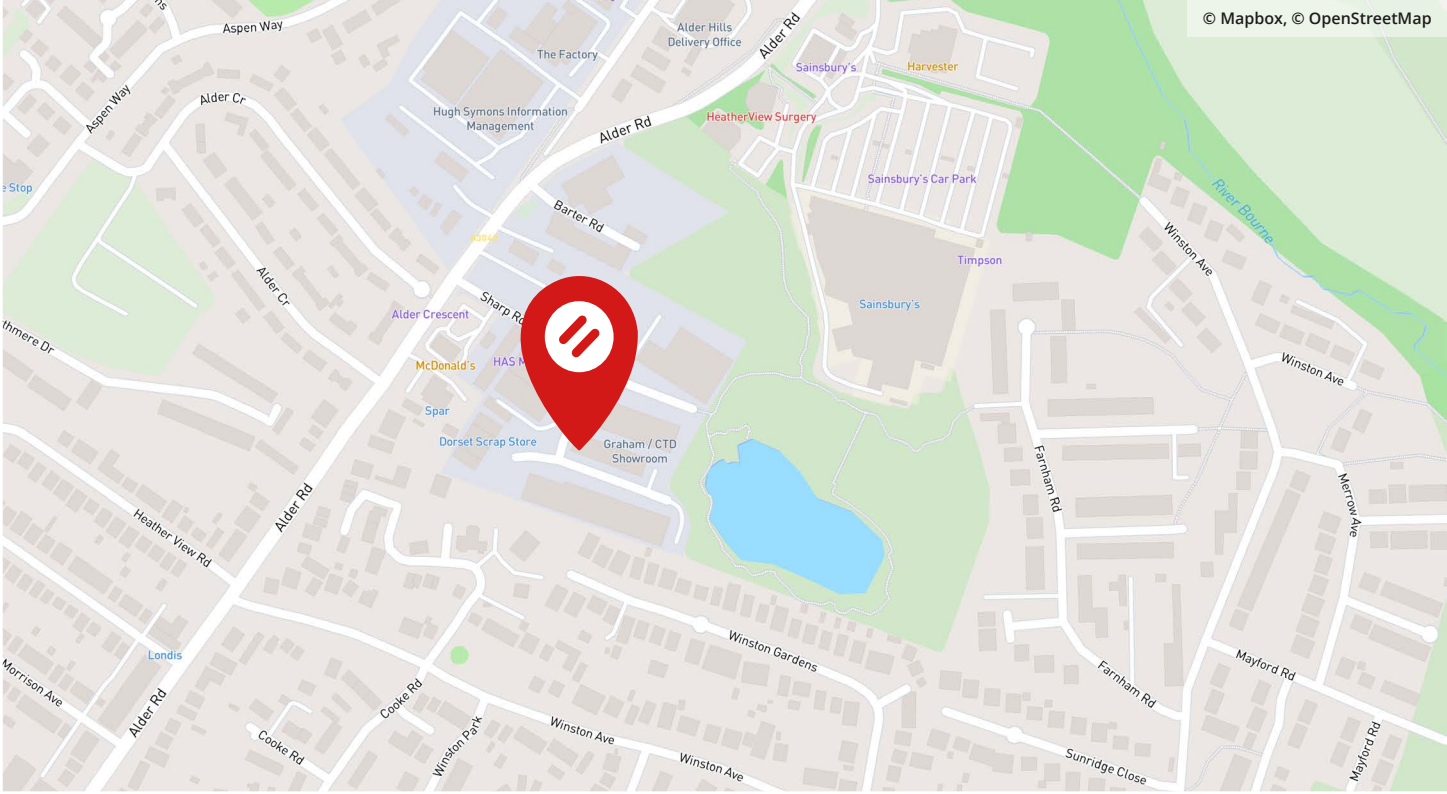
- Mid-terrace
- Pitched insulated steel clad roof incorporating translucent daylight panels
- Sectional up and over loading door measuring approximately 3.6m wide x 5m high
- Unisex/disabled cloakroom
- Ground floor office/reception
- Lighting
- Separate personnel door
- 3 phase electricity available
- 3 allocated car-parking spaces to the front of the unit and 3 spaces located elsewhere within the development
- Teapoint
- Mezzanine

Accommodation

	sq m	sq ft
Ground floor	110	1,181
Mezzanine	111	1,195

Total net internal area approx. 221 2,376

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 for a negotiable term, incorporating upward only open market rent reviews.

Rent

£22,5000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£20,000 (from 01.04.26)

EPC Rating

C - 69

Legal Costs

Each party 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.

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the Business Centre. Under the current budget, the amount payable for Unit 2 is £100 plus VAT per quarter.

Planning

We understand there is a working hour restriction for warehouse users as follows:

Monday – Friday 08:00 - 18:00 hours

Saturday 08:00 - 13:00 hours

No working Sundays or Bank Holidays

Viewing

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



James Edwards

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07801 734797



Steve Tomkins

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01202 550246



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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](#).

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.

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