

FOR SALE FREEHOLD

OFFICE, WAREHOUSE AND YARD



**sibbett
gregory**



TALON HOUSE, ASTON WAY, POOLE, DORSET, BH12 4FE



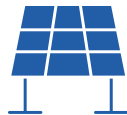
- Rare freehold opportunity
- Office with high bay warehouse (9.5m eaves), yard and parking
- 3 storey detached property
- High specification modern building, constructed in 2015
- 10,756 sq ft (999.29 sq m)



A - 25
EPC rating



34 car parking
spaces (6 with
EV charging)



PV solar
panel roof
system



LED
lighting



Air conditioned
offices



Kitchen/staff
welfare area



Shower
facilities



Passenger
lift



LOCATION

Talon House is situated on Aston Way which is located within the established business and industrial area of Tower Park and Mannings Heath in Poole.

The property benefits from excellent connectivity, located approximately 4 miles to the north of Poole town centre and 7 miles west of Bournemouth. This strategic position offers convenient access to the A3049, which links directly to the A31 and the national motorway network via the M27.

The area surrounding Talon House provides a mixture of industrial, office, and retail facilities. The property is situated in an elevated position fronting Aston Way, with views over the nearby Canford Heath. Nearby occupiers include 288 Group, Direct Mini Mix, DB Foods, Sunseeker, Tesco and the Tower Park Leisure Complex.

Transport Links:

-  Roads – A3049 leading to A31 and A350 leading to A35
-  Airport – Bournemouth Airport is approx. 7 miles away
-  Port – Port of Poole is approx. 5 miles away

DESCRIPTION

The property comprises a modern, three storey office building incorporating an ancillary high bay warehouse at the rear. The building is of steel portal framed construction, with a pitched insulated roof with PV panels. The external elevations are mixture of facing brickwork, insulated cladding and aluminium framed glazing. The front of the building incorporates an attractive full height glazed entrance lobby. We understand the property was constructed in 2016.

Externally the property benefits from attractive landscaped areas, visitor and staff parking and a secure gated yard suitable for loading and external storage. There are 34 marked parking spaces including 6 dedicated EV charging points at the rear of the building.

Internally, the building is arranged with office accommodation over three floors. The ground floor comprises reception, staff canteen, showroom and offices. The first and second floors comprise further office accommodation and partitioned meeting rooms. A lift serves all floors of the property and stairwells are located at the front and rear of the premises. The internal specification is provided to a very high quality and includes LED lighting, raised access floors, climate controlled heating/cooling system & shower facilities.

A small warehouse is located at the rear of the building which has a min. eaves height of 9.5m and benefits from a full height electric roller shutter door providing access to the yard/parking area.



ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas (GIA):

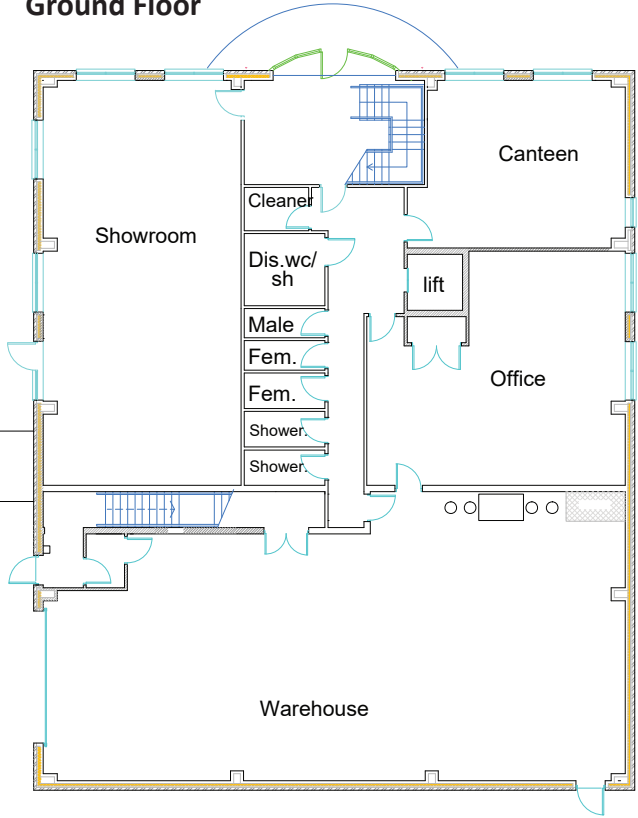
Description	sq m	sq ft
Ground Floor (Offices)	268.45	2,889
First Floor (Offices)	268.45	2,889
Second Floor (Offices)	268.45	2,889
Rear Warehouse	193.94	2,087
Total	999.29	10,756

The overall freehold site area extends to approximately 0.29 hectares (0.71 acres).

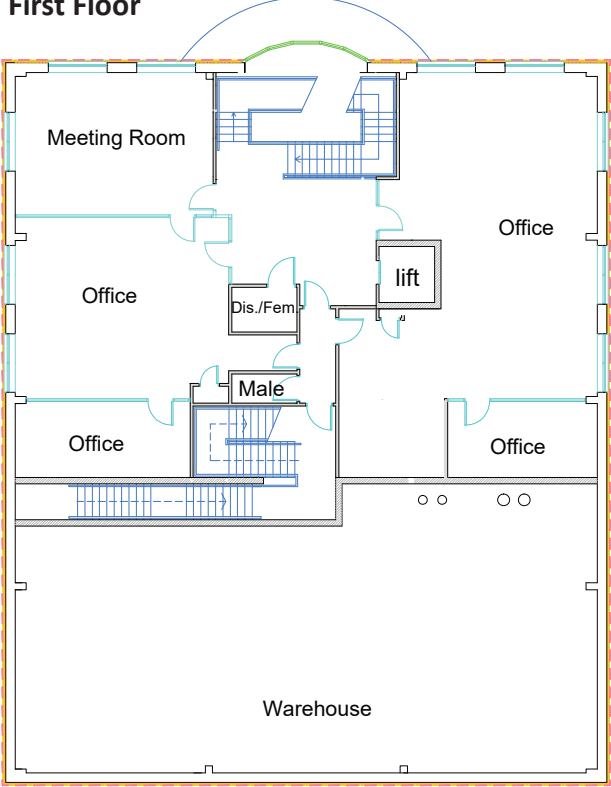
NB - The office accommodation (excluding the warehouse) as currently configured, extends to approx 619.84 sq m (6,672 sq ft). When measured on a Net Internal Area basis (NIA)



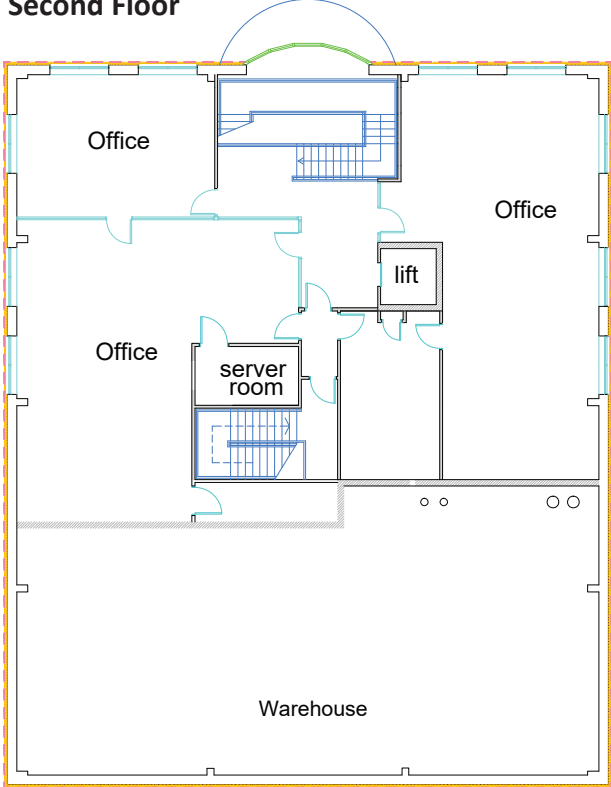
Ground Floor



First Floor



Second Floor



TENURE

Freehold with vacant possession on completion.

PRICE

Offers are invited in the region of £1,950,000 exclusive.

VAT

VAT is applicable on the purchase price.

BUSINESS RATES

Rateable Value (from 1 April 2026) - £148,000

The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are encouraged to contact the Local Rating Authority directly for confirmation of the rates payable.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has an EPC rating of A-25.

VIEWING

Strictly by appointment with the sole agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

Email: jayne@sibbettgregory.com

Alastair Knott

Telephone: 01202 661177

Email: alastair@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

