

TO LET

BRAND NEW DETACHED INDUSTRIAL/ WAREHOUSE UNIT

85 SQ M // 914 SQ FT

- READY FOR OCCUPATION
- EPC RATING A+ NET ZERO



UNIT 4 TOWER BUSINESS CENTRE, R/O 5 FANCY ROAD, POOLE, DORSET BH12 4QZ



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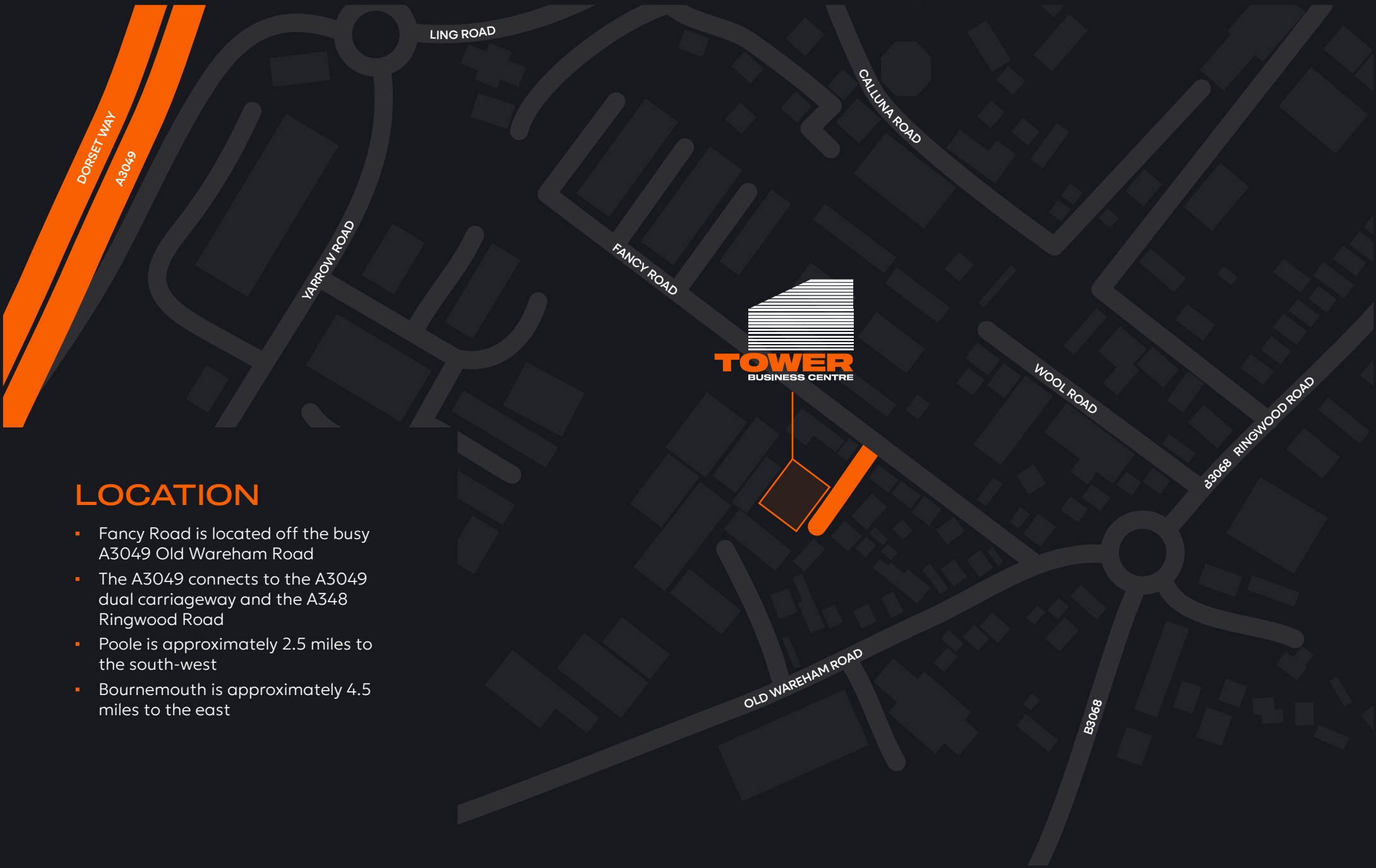
SPECIFICATION

The unit has been built to the following high specification:

- Brick/blockwork and insulated profiled steel/micro rib cladding construction
- Internal eaves heights 6.75
- Steel portal frame
- Insulated steel clad roof incorporating daylight panels
- Power floated concrete floor
- 40 Kn / sq m floor loading
- UPVC double glazed ground and first floor windows
- Insulated sectional up and over loading door 3.15m wide x 3m high
- Personnel door
- Unisex disabled WC with heater and water heater
- 3 phase electricity
- Fibre to the premises
- Allocated car-parking
- PV panels on roof
- 1 electric vehicle charging point



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LOCATION

- Fancy Road is located off the busy A3049 Old Wareham Road
- The A3049 connects to the A3049 dual carriageway and the A348 Ringwood Road
- Poole is approximately 2.5 miles to the south-west
- Bournemouth is approximately 4.5 miles to the east

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ACCOMMODATION

Unit No.	Size Sq M	Size Sq Ft	Rent (per annum excl.)	Description	Parking Spaces
4	85	914	£14,500	Detached	3

The above sizes are approximate gross internal areas measured in accordance with the RICS Code of Measuring Practice 6th Edition. The rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

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EPC RATINGS

Unit 4: A+ (-4)

SERVICE CHARGE

A service charge of **£365 per unit per annum** will be payable in respect of the upkeep, management and maintenance of the common parts within the estate.

LEASE

To let by way of a new full repairing and insuring lease incorporating upward only, open market rent reviews every 3 years.

PLANNING/WORKING HOURS

Planning consent has been granted for the erection of 4 industrial/warehouse units for use as B2 /B8 use class. Consent has also been granted for E(g) ii (Research and development of products or processes) and iii (Industrial processes).

These uses shall not operate and no deliveries taken at or despatched from the site otherwise than between 07:00 and 19:00 hrs on Monday to Friday and 08:00 to 13:00 hrs on Saturdays inclusive and shall not occur at all on Sundays, Bank Holidays and other national public holidays.

Interested parties can contact the local Planning Authority at BCP Council 01202 123321 regarding their own proposed use.

RATEABLE VALUES

To be assessed.

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



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IMPORTANT

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.

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](#).

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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