

# CHANCERYGATE TRADE CENTRE

BROADSTONE WAY • POOLE • BH17 7AE

Part of  AURORA PARKS

Trade Units To Let  
**2,879 to  
4,381 sq ft**

Self contained units with parking

Generous  
Incentives Available



# Description.

Chancerygate Trade Centre comprises 14 modern trade units arranged as 2 terraces, totalling 41,500 ft<sup>2</sup> (3,855 m<sup>2</sup>).

Constructed in 2007, the estate provides high quality accommodation.

Steel portal frame construction with profiled clad elevations, self contained units with allocated parking.

**Unit 7:** 4,381 sq ft (407.0 sq m)

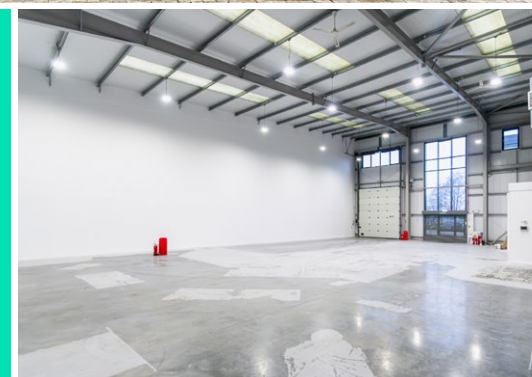
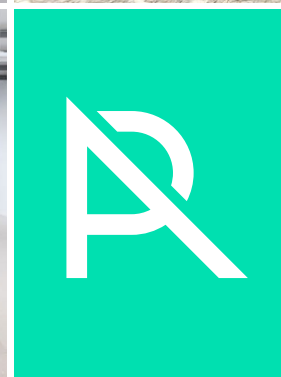
**Unit 10:** 2,879 sq ft (267.46 sq m)

**Unit 12:** 2,895 sq ft (268.95 sq m)



# Accommodation.

## Specification.



-  Profiled steel / micro rib cladding
-  Steel clad insulated roof incorporating daylight panels
-  Steel portal frame
-  Internal eaves height 6.95m
-  Ridge height 9.45m
-  30 kN/m sq floor loading
-  3 phase electricity, gas and telecom
-  Electrically operated sectional up and over loading doors
-  Concrete ground floor
-  Allocated parking
-  WC

# Location.

Chancerygate Trade Centre is located in a highly prominent location fronting Broadstone Way (A349). The trade centre is approximately two miles to the north of Poole town centre.

Chancerygate is a main local distributor route linking with the Holes Bay Road dual carriageway (A350) and provides good communications within the south east Dorset conurbation and with other main centres.

## Further Information.

### TERMS

The units are available on a new full repairing lease for a term to be agreed.

### RENT

Unit 7: £63,525 pa / £14.50 psf

Unit 10: £43,185 pa / £15.00 psf

Unit 12: £43,425 pa / £15.00 psf

### VAT

Prices exclusive of VAT.

### ENERGY PERFORMANCE CERTIFICATE RATING

B Rating.

### RATEABLE VALUE

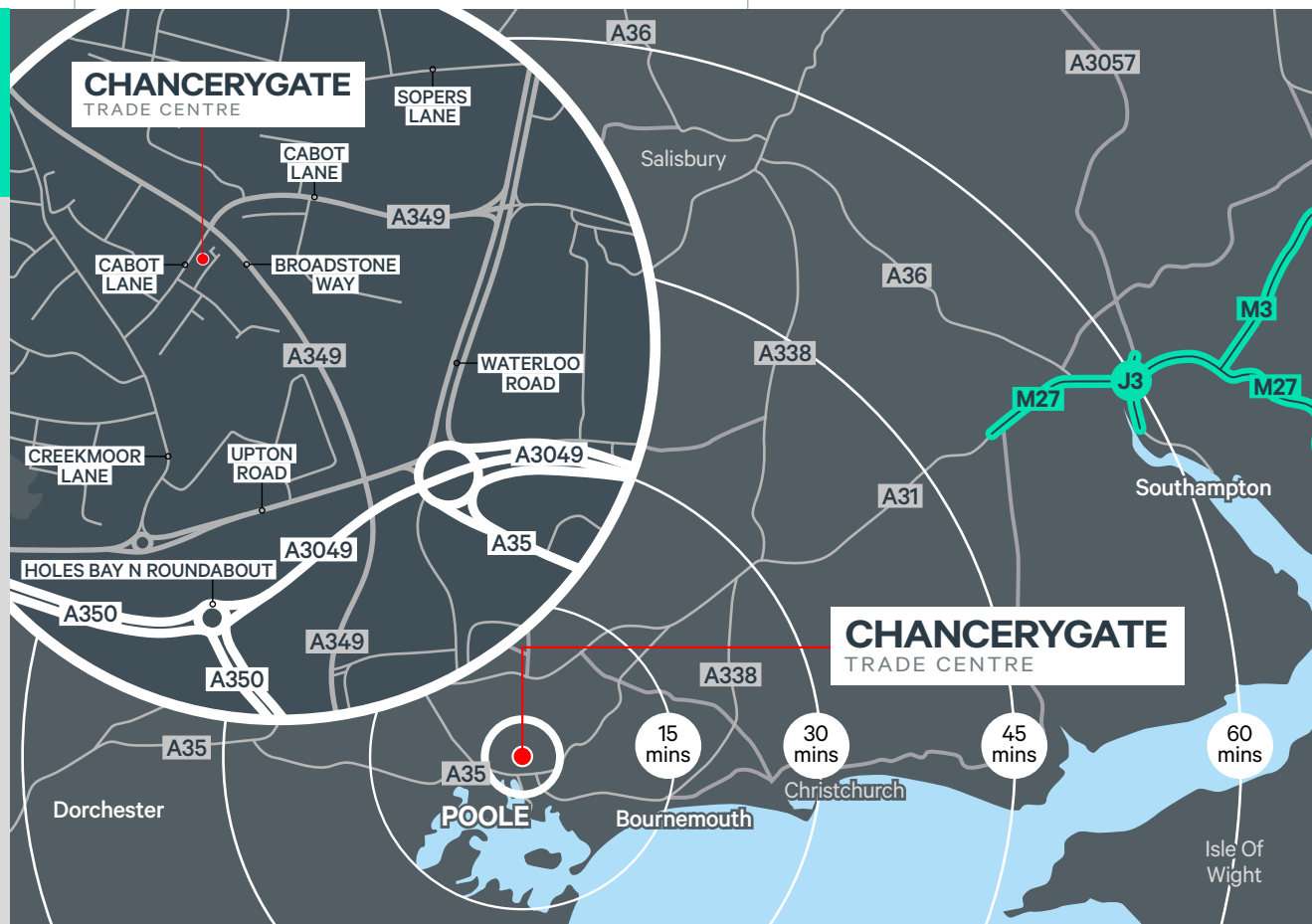
Upon request.

### RATEABLE CHARGE

Upon request.

### ESTATE CHARGE

Upon request.



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## Contact.

For further information or to arrange a viewing please contact the agents:



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