

FOR SALE

7.8 M EAVES DETACHED INDUSTRIAL/ WAREHOUSE PLUS MEZZANINE

10,270 SQ FT / 954 SQ M PLUS MEZZANINE

SITE AREA:
1.055 ACRES

15-17 WILLIS WAY, POOLE, DORSET, BH15 3SS



VIEW DRONE VIDEO

DETACHED PREMISES

3 X ELECTRIC LOADING DOORS

3 PHASE ELECTRICITY

GAS SUPPLY

1.055 ACRES SITE AREA

7.8 METRE EAVES HEIGHT

PRICE: £2.15M PLUS VAT

15-17 WILLIS WAY, POOLE, DORSET, BH15 3SS



LOCATION

- Wills Way has almost direct access to the A350 Holes Bay relief road via Broadstone Way
- The A350 provides excellent road communications towards Dorchester and beyond via the A35
- Willis Way connects to Fleets Lane which joins the main Fleetsbridge Interchange with communications north-eastwards towards the A31 via the A3049/A348, which ultimately connects to the M27/M3 motorway networks

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DESCRIPTION

- Detached
- Steel portal frame
- Concrete ground floor
- Profiled steel cladding
- Pitched steel clad roof incorporating daylight panels
- Internal eaves height 7.8m
- Ridge height 9.3m

FACTORY/WAREHOUSE

- 3 phase electricity
- Gas
- LED lights

GROUND FLOOR OFFICES

- Male and female WCs
- UPVC windows
- Kitchen

FIRST FLOOR OFFICES

- Carpeted

MEZZANINE

- Timber decked mezzanine accessed via a timber staircase

EXTERNAL

- Fenced and gated
- Concrete/tarmacadam surface

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	917	9,873
First Floor Offices	37	397
Total gross internal area approx.	**954**	**10,270**
Mezzanine	30	324

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













SITE AREA

Gross site area 1.055 acres.

TENURE

Freehold with vacant possession.

PRICE

£2.15M plus VAT.

EPC RATING

C - 62

RATEABLE VALUE

£90,500 (from 1.4.26)

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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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.

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.

