

NEW ROOF & FIRST  
FLOOR OFFICES

A3

TO LET

EXTENSIVELY REFURBISHED  
INDUSTRIAL/WAREHOUSE PREMISES

**5,913 SQ M // 63,644 SQ FT**

**UNIT A3**

FLEETS CORNER BUSINESS PARK  
NUFFIELD ROAD, POOLE  
DORSET BH17 0LA



CGI - INDICATIVE NEW ROOF

## SUMMARY



**New Roof**  
(Insulated)  
To Be Installed



**New Offices**  
To Be Installed  
At First Floor



**7.5m**  
Internal  
Eaves Height



**4 No.**  
Electric  
Loading Doors



**300kva**  
3 Phase  
Electricity Supply



**2 No.**  
Electric Car  
Charging Points



**EPC: B**  
Targeted  
Rating

**RENT:**  
**£667,500**  
PER ANNUM, EXCLUSIVE

## SPECIFICATION

- Brick construction with micro rib/profiled steel cladding to upper elevations
- Double glazed windows at ground and first floor
- Concrete floor
- New insulated steel clad roof incorporating daylight panels (to be installed)
- Steel portal frame
- Internal eaves height 7.5m

### Factory/Warehouse

- Male and female WCs and showers
- High level gas heating system
- 300kva 3 phase electricity supply
- 4 No. electric sectional up and over loading doors

### New First Floor Offices (to be installed)

- Carpeted
- Open plan
- Air conditioning
- Lift
- Male and female WCs and shower

### External

- Allocated parking spaces
- 30m yard depth
- 2 No. 7kwh electric car charge points



# LOCATION

- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Bournemouth 8 miles
- M27 24 miles
- M3 34 miles

CGI - INDICATIVE  
NEW ROOF



**FLEETS CORNER**  
BUSINESS PARK  
**UNIT A3**

LUSH

GREGGS

LIDL

SELCO

CUTWRIGHTS

SOUTH COAST  
BUILDING SUPPLIES /  
SMYTHS / THE GYM

BATHROOM  
ELEGANCE

BIG YELLOW  
SELF STORE

LUSH

TRAVELODGE

TEAMJOBS /  
POOLE BAY HOLDINGS

WATERLOO ROAD

NUFFIELD ROAD

A3049

TESCO SUPERSTORE

FLEETSBRIDGE

DORSET WAY

FLEETSBRIDGE

## ACCOMMODATION

	sq m	sq ft
Ground Floor Factory/Warehouse	5,579	60,048
First Floor Offices	334	3,596

**Total gross internal area approximately 5,913 63,664**

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

## PLANNING

E(g)(iii) light industrial, B2 general industrial and B8 storage and distribution uses.

## TERMS

The premises are available to let by way of a new full repairing and insuring lease incorporating upwards only, open market rent reviews every 5 years.

## RENT

**£667,500 per annum** exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## RATEABLE VALUE

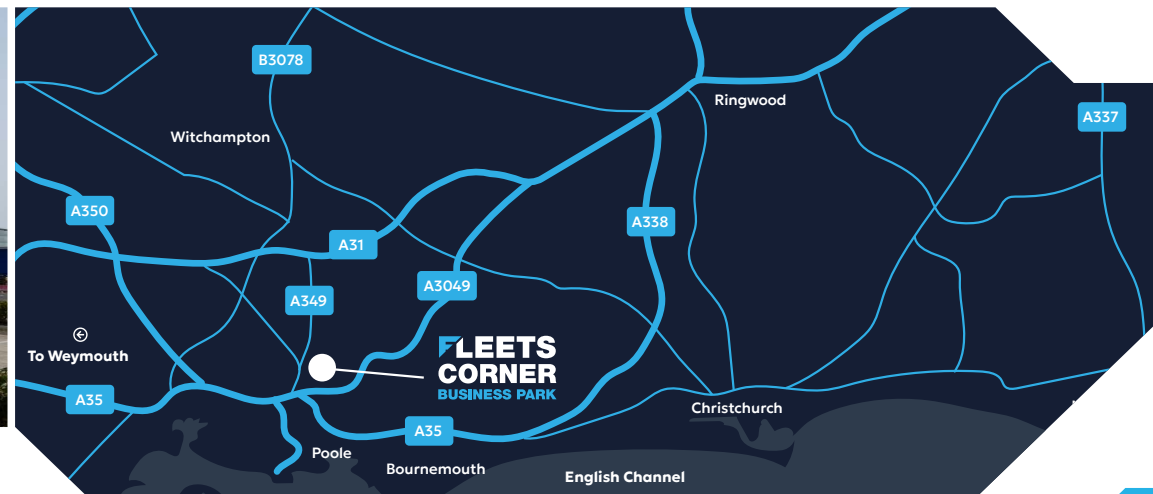
To be assessed.

## EPC RATING

Target: B

## ESTATE CHARGE

An estate charge will be levied to cover common services including 12 hours security plus CCTV monitoring, lighting and landscaping.



## 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

## 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.

## VIEWINGS

Strictly by prior appointment through the joint sole agents through whom all negotiations must be conducted.



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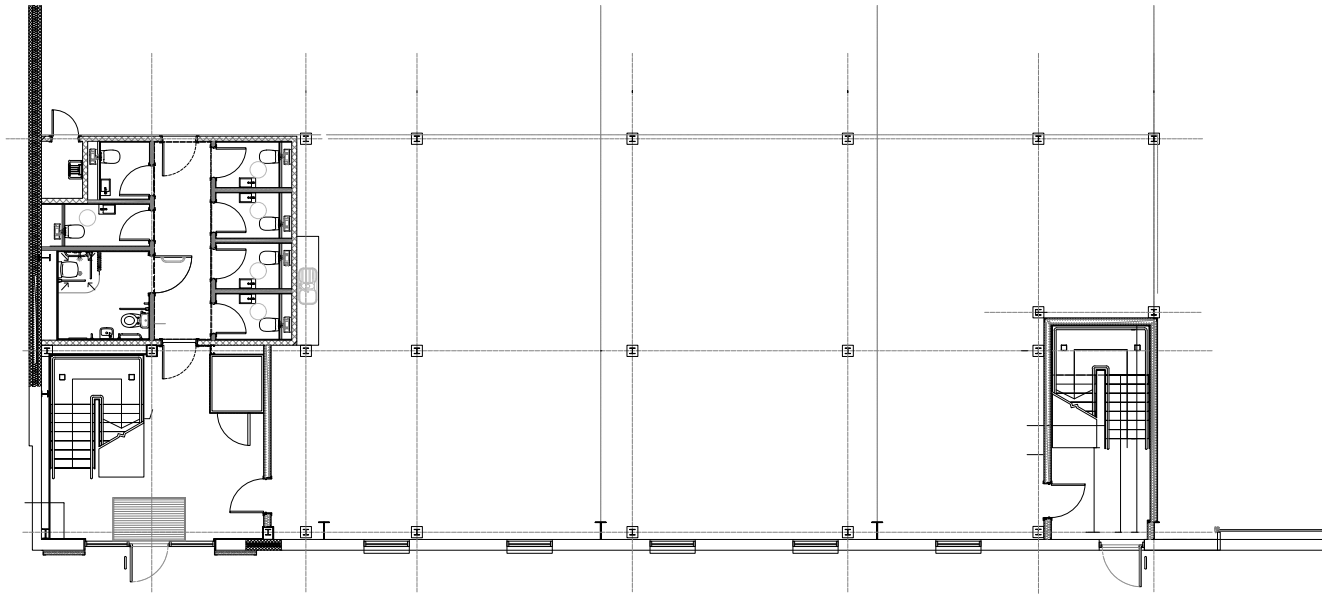
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### FINANCIALS

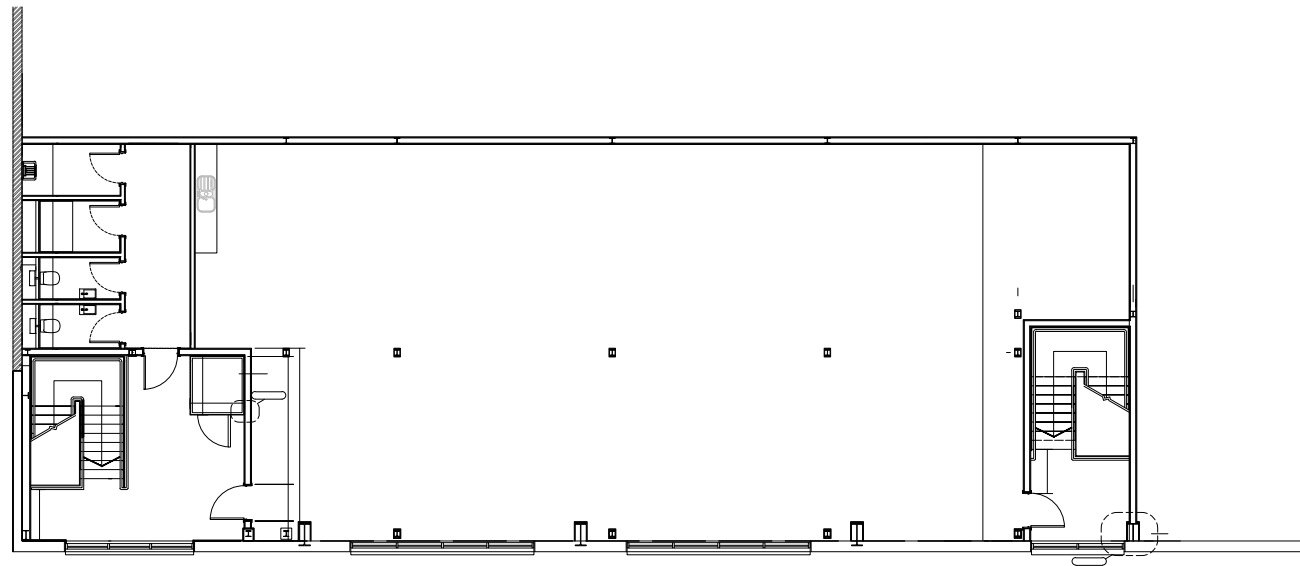
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the 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.





**GROUND FLOOR**  
OFFICE PLAN



**FIRST FLOOR**  
OFFICE PLAN