

# NEW FIELDS

BUSINESS PARK  
POOLE

## TO LET

High Quality, Two Storey Offices

EXCELLENT CAR-PARKING (19-38 SPACES) 1:235 SQ FT PLUS VISITOR SPACES



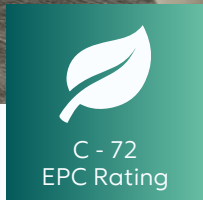
UNIT 7 & 8 NEW FIELDS BUSINESS PARK  
STINSFORD ROAD, POOLE, DORSET, BH17 0NF

4,462 - 8,929 SQ FT





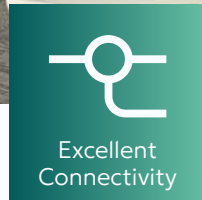
Heating/  
Cooling System



C - 72  
EPC Rating



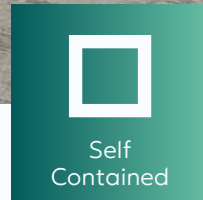
19 Allocated  
Parking Spaces



Excellent  
Connectivity



Retail/Leisure  
Facilities Nearby



Self  
Contained

Unit 7 New Fields Business Park is a **high quality**, two storey office building of **approximately 4,462 sq ft**, located 2.5 miles north of Poole town centre.

Unit 7 is currently connected to Unit 8 New Fields which will be available Summer 2026 providing a **total of 8,929 sq ft**.

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MAP NOT TO SCALE



## LOCATION

The property forms part of New Fields Business Park which is an established office development situated on the edge of the Nuffield Industrial Estate in Poole. New Fields is located at the junction of Stinsford Road and Hatchpond Road, approximately 2.5 miles north of Poole town centre.

Hatchpond Road connects with Waterloo Road (A349) which in turn links to both the A35 Dorset Way dual carriageway and the A31 which provides access to Ferndown and Ringwood.

### Amenities

Lidl	6 minutes
Greggs	10 minutes
Starbucks Drive-Thru	11 minutes
Travelodge	11 minutes
Patisserie Mark Bennett	11 minutes
Burger King	11 minutes
David Lloyd Poole	15 minutes
Tesco Superstore	18 minutes

### Walking Distance

\* Approximate walking times sourced from Google maps.

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## DESCRIPTION

New Fields Business Park is a modern development of two storey office buildings which have brick elevations under pitched tiled roofs.

Unit 7 provides a combination of open plan and partitioned office accommodation with cloakroom and kitchen facilities on each floor.

Unit 7 is currently connected on both floors to Unit 8 New Fields which will also be available in due course.

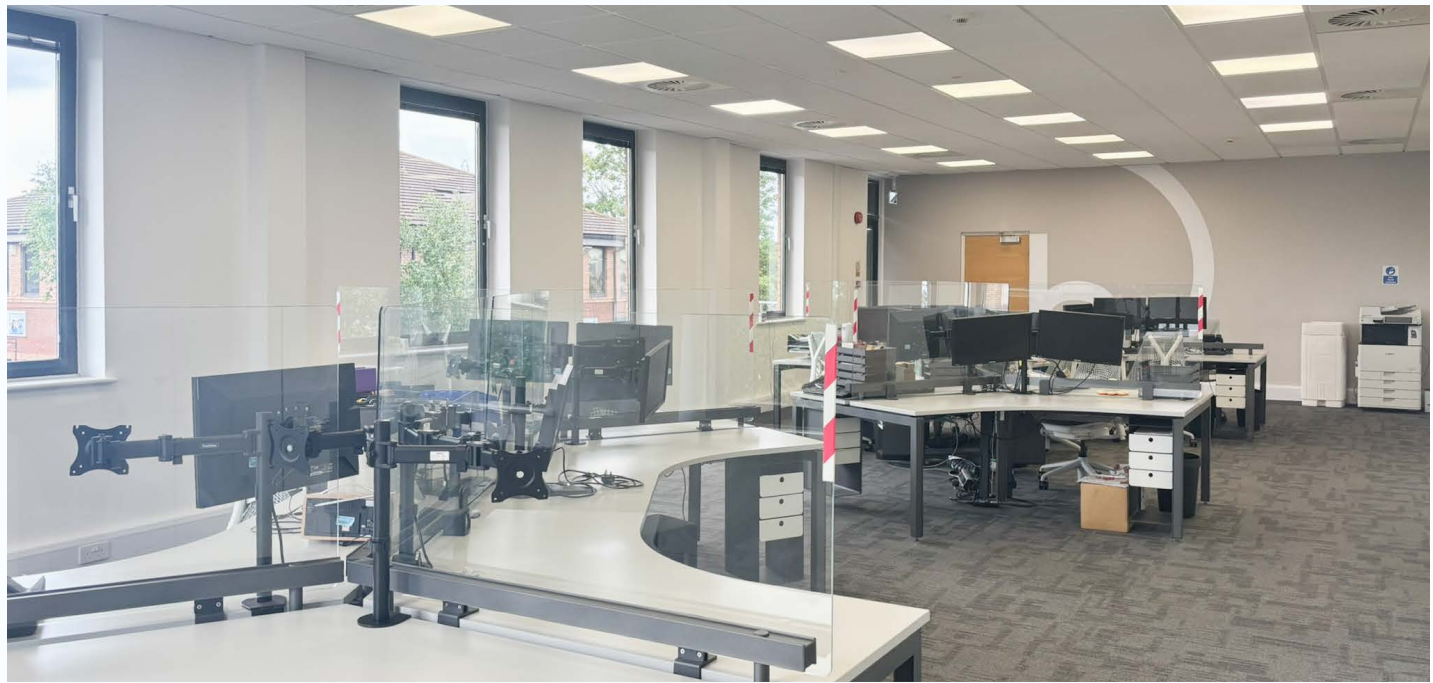
## SPECIFICATION

The property provides a modern specification which includes the following:

- Suspended ceilings
- Modern LED recessed lighting
- Carpets
- Modern decoration throughout
- Male and female cloakrooms
- Modern heating/cooling and ventilation system
- Kitchen facilities

## PARKING

Unit 7 and 8 have 19 allocated parking spaces each (1:235 sq ft)



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## ACCOMMODATION

### Unit 7

Ground Floor 204 sq m // 2,193 sq ft  
First Floor 211 sq m // 2,269 sq ft

**Total NIA approx. 415 sq m // 4,462 sq ft**

### Unit 8

Ground Floor 204 sq m // 2,201 sq ft  
First Floor 211 sq m // 2,266 sq ft

**Total NIA approx. 415 sq m // 4,467 sq ft**

## RENTS

**Unit 7 £80,310 per annum**

**Unit 8 £80,406 per annum**

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## RATEABLE VALUE

The properties have a combined rateable value of £107,000 from 1 April 2023.

## EPC RATING

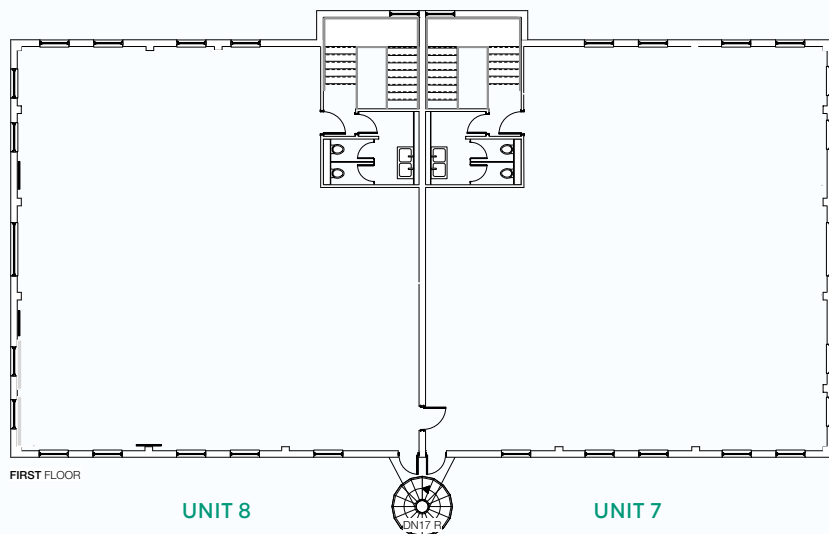
C - 72



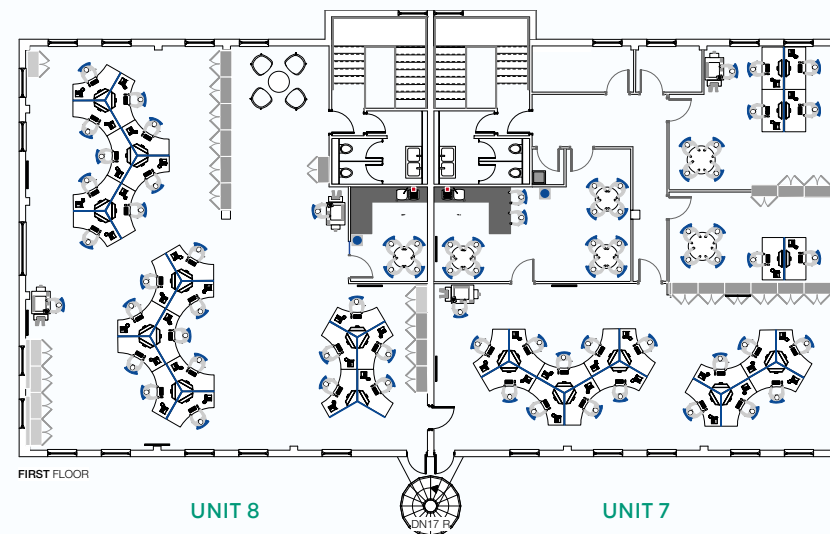
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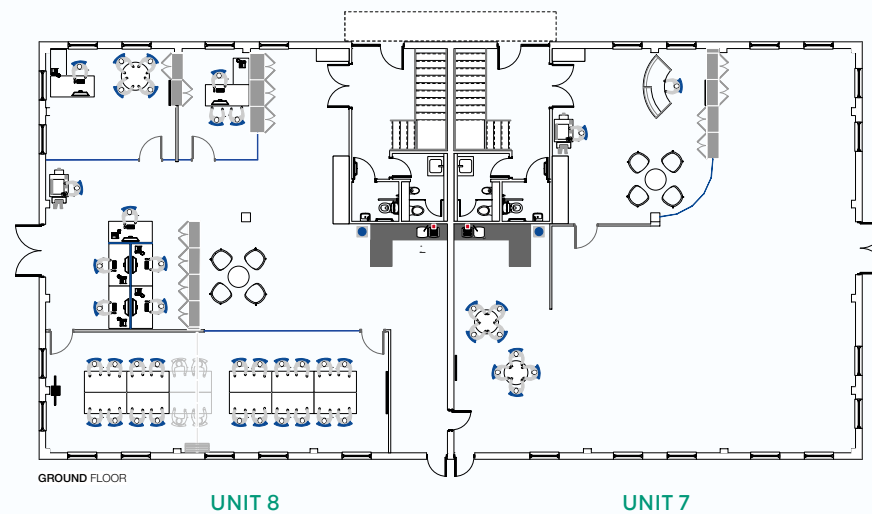
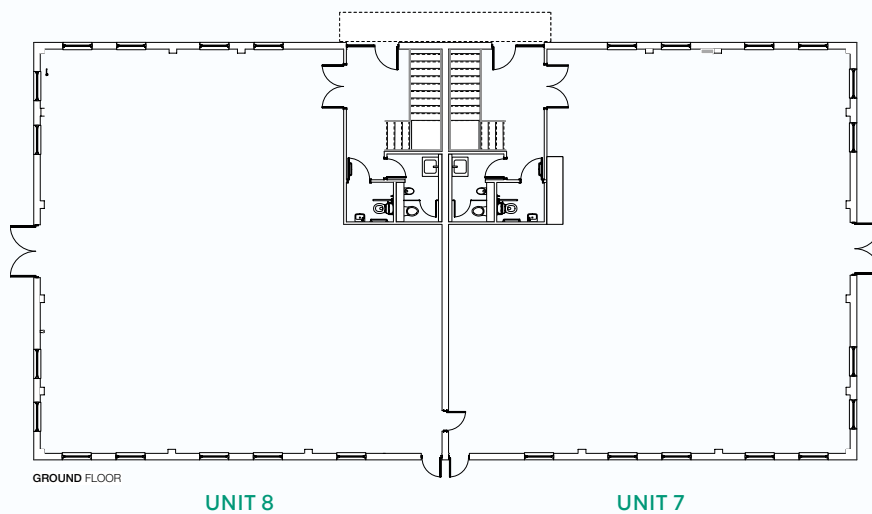
ORIGINAL OPEN PLAN LAYOUT



CURRENT LAYOUT



## FLOOR PLANS



NOT TO SCALE, ILLUSTRATION ONLY

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## SERVICE CHARGE

A service charge is payable in respect of the maintenance and repair of the business park's common parts. For the year ended 31 December 2025 the budget for Unit 7 is £4,889.47 per annum.

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

Strictly by prior appointment through the joint sole agents, **Goadsby** or **Sibbett Gregory**, through whom all negotiations must be conducted.



**JAMES EDWARDS**

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**JAYNE SHARMAN**

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## 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](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.

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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