

Extremely Generous Incentives Available

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



Description.



Chancerygate Trade Centre comprises 14 modern trade units arranged as 2 terraces, totalling 41,500 ft² (3,855 m²).

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)

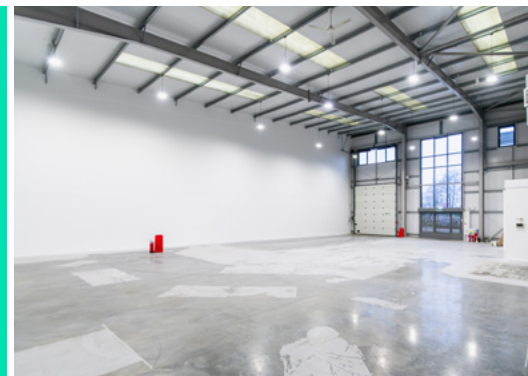
Unit 10: 2,879 sq ft (267.46 sq m)












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

CHANCERYGATE

TRADE CENTRE

Part of  AURORA PARKS

BROADSTONE WAY • POOLE • BH17 7AE

04

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

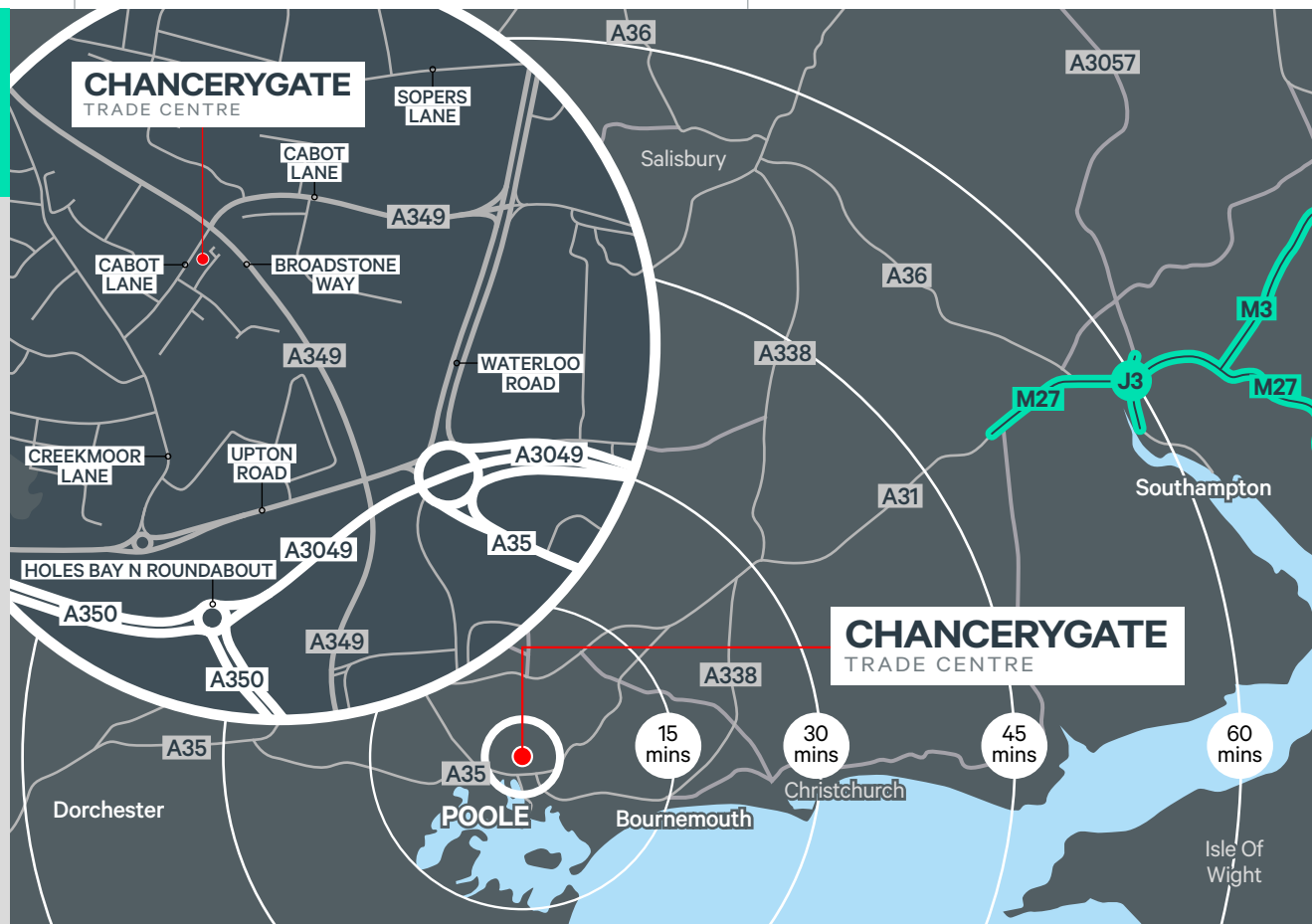
Upon request.

RATEABLE CHARGE

Upon request.

ESTATE CHARGE

Upon request.



Click here to view Google Maps



What3Words: [expand.diary.family](https://www.what3words.com/expand.diary.family)

Contact.

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



Tim Clement
07970 092 974
tim.clement@jll.com

Oliver Hockley
oliver.hockley@jll.com
07704 687 459



Chris Wilson
07968 299 407
chris.wilson@goadsby.com

IN PARTNERSHIP WITH

Hines

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2025

Created by CARVE
carve-design.co.uk 17176/7