

A NEW HIGH SPECIFICATION, SELF CONTAINED DISTRIBUTION / PRODUCTION BUILDING $23,339\,\text{SQ}\,\text{FT}\,(2,168.3\,\text{SQ}\,\text{M})$ additional 0.5 acre yard available

WELL CONNECTED FOR BUSINESS

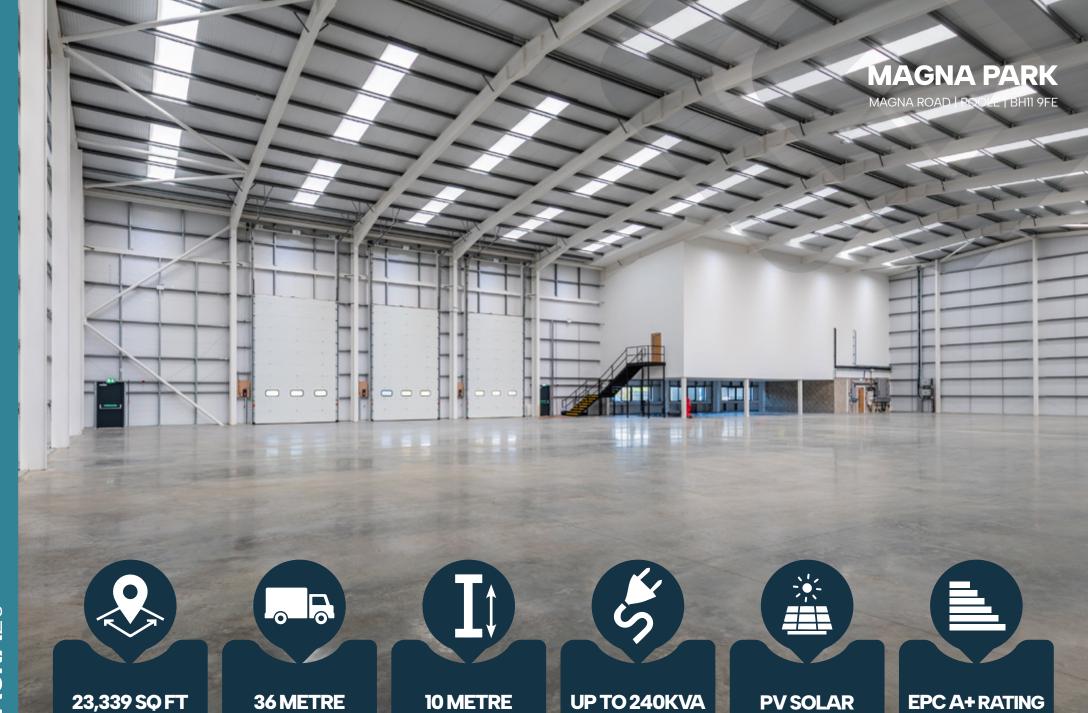
MAGNA PARK

MAGNA ROAD | POOLE | BHII 9FE



GEA INC. 1,919 SQ FT FIRST FLOOR OFFICES

SECURE YARD



MINIMUM

EAVES HEIGHT

POWER SUPPLY

ARRAY
& BATTERY STORAGE

ENERGY PERFORMANCE

SPEC

MAGNA20 Sq Ft (GEA) Sq M (GEA)

| Total GEA approx. | 23,339 | 2,168.3 |
|---------------------|--------|---------|
| First Floor Offices | 1,919 | 179.2 |
| Warehouse | 21,420 | 1,990.0 |

TECHNICAL SPECIFICATION

- 36m Yard depth
- 36 Car parking spaces
- 240 KVA power supply
- | 10M Height to underside of haunch
- BREEAM "Very Good" Rating
- | Heating / cooling / opening windows
- 50 kN/m2 floor loading
- I Fully secured yard
- 3 x Electric level entry roller shutter doors
- | EPC A+ rating
- I Cycle parking
- | Electric vehicle charging points
- | Photovoltaic panels with battery storage
- | Full height atrium
- | Passenger lift
- Fully fitted first floor offices with air conditioning, perimeter trunking with cabling and kitchenette facilities.



THE FINER DETAIL



10M HEIGHT TO UNDERSIDE OF HAUNCH



EPC A+RATING



PHOTOVOLTAIC PANELS



FIRST FLOOR
FITTED OFFICES



FLOOR LOADING



PLANNING FOR CLASS E (BIC LIGHT INDUSTRIAL), B2 AND B8 USES





FULLY SECURE SITE



ELECTRIC VEHICLE CHARGING POINTS



CAR /
CYCLE PARKING



BATTERY ENERGY STORAGE SYSTEM



FULL HEIGHT ATRIUM



HEATING/COOLING/ OPENING WINDOWS



LOW SITE COVERAGE



PASSENGER LIFT





THE SITE

MAGNA PARK

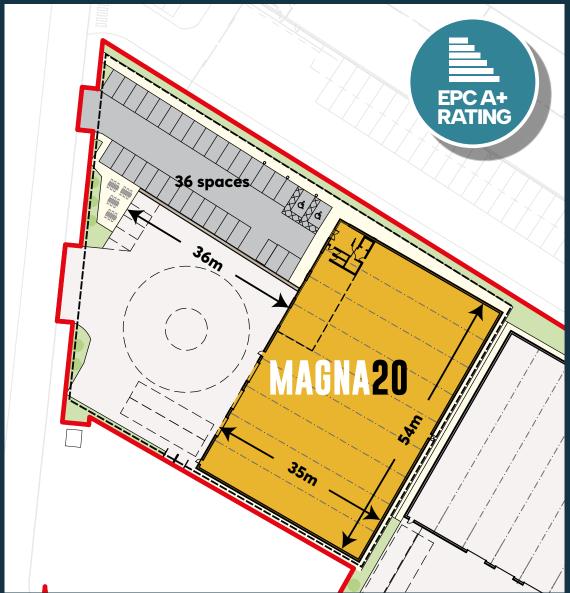
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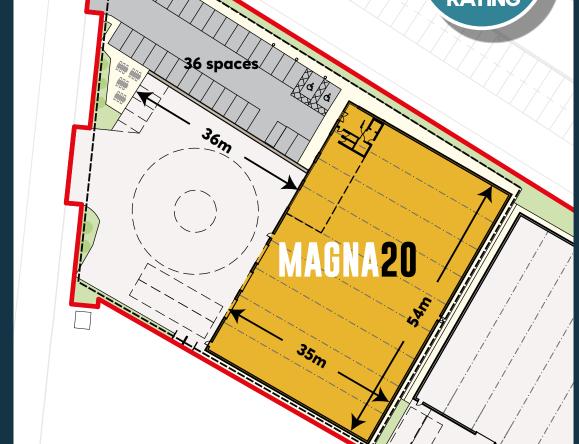






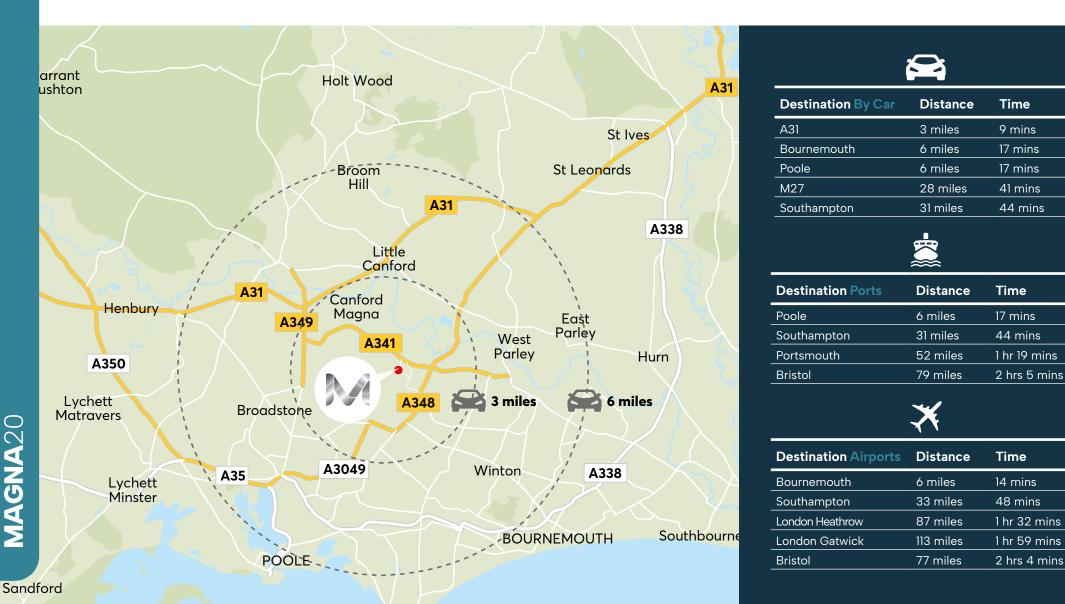






IDEALLY **LOCATED**

Magna Park, Poole lies north of the Bournemouth / Poole conurbation, in between West Howe Industrial Estate and Ferndown Industrial Estate and within minutes of the A31 which provides access to Southampton and the national motorway network to the east and the A35 to the west.



FURTHER INFORMATION

PLANNING The site has planning for Class E (Blc light industrial), B2 and B8 planning consents.

LEASE Available by way of a full repairing and insuring lease for a term by arrangement subject to upwards only 5 yearly rent reviews.

RENT On application.

SALE consideration will be given to a freehold sale of the building.

VAT All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

EPC EPC 'A+' Rating.

SERVICE CHARGE A service charge will be applicable for the maintenance and upkeep of the common areas.

ANTI MONEY LAUNDERING Any tenant or purchaser will be required the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

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

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