

7 THRUSH ROAD



FOR SALE

## DETACHED INDUSTRIAL PREMISES

1,253 SQ M // 13,490 SQ FT

5/6 & 7 THE COURTYARD & 7 THRUSH ROAD, PARKSTONE, POOLE, DORSET, BH12 4NP

7 THE COURTYARD





GROUND FLOOR WORKSHOP  
7 THRUSH ROAD



# SUMMARY



**Detached**  
Premises



**Loading**  
Doors



**3 Phase**  
Electric Supply



**TBC**  
EPC Rating



**Gas**  
Supply

**PRICE: £1,235,000** EXCLUSIVE OF VAT

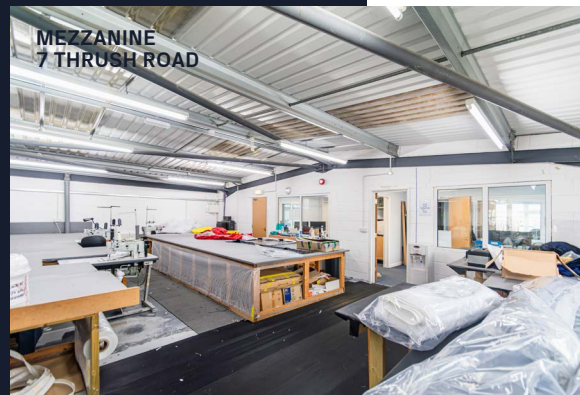
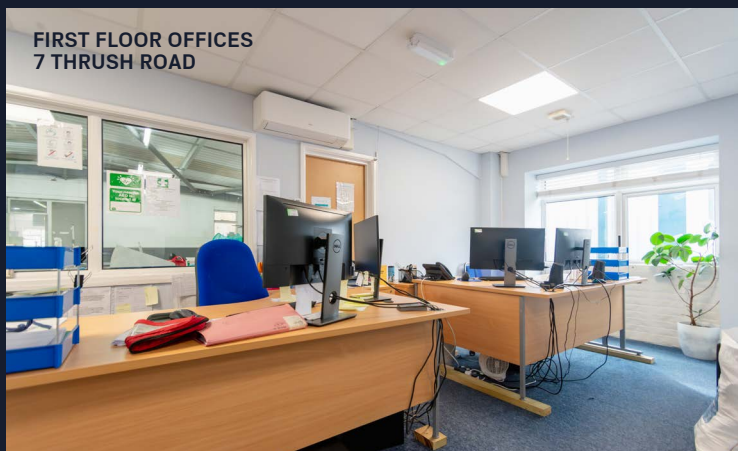


## DESCRIPTION

7 Thrush Road, 5/6 The Courtyard and 7 The Courtyard combined, create a detached building.

### 7 THRUSH ROAD SPECIFICATION

- Detached
- Brick outer wall construction
- Blockwork inner wall construction
- Profiled steel cladding to upper elevations
- Steel portal frame to part of building
- Pitched steel clad roof to part incorporating translucent daylight panels
- Flat roof to part of building
- Roller shutter door measuring c. 3.4m wide by 2.4m high
- 3 phase electricity supply
- Concrete ground floor
- Reception area
- Ground & first floor offices
- Gas central heating
- Male & female toilets
- Personnel door
- Covered walkway between 7 Thrush Road and 5/6 The Courtyard



## UNIT 7 THE COURTYARD



## 5/6 & 7 THE COURTYARD SPECIFICATION

- Detached as a whole (subject to removal of walkway)
- Brick construction
- Profiled Steel cladding to upper elevations
- Steel truss frame
- Pitched roof incorporating translucent daylight panels
- Sectional up and over loading doors, Unit 5/6 c. 3 m wide by 3.1 m high, Unit 7 c. 2.8 m wide by 3.6 m high
- 3 phase electricity supply
- Concrete floor
- Kitchenette
- Male & female toilets
- Personnel door
- Gas

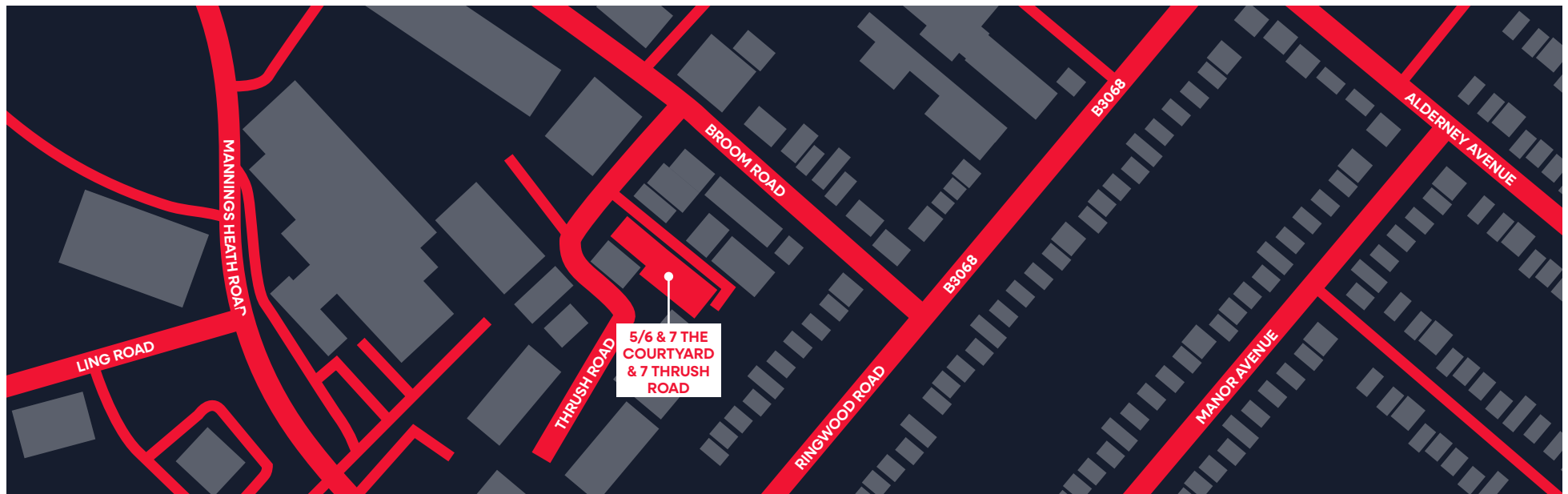


## LOCATION

- Thrush Road is accessed via Broom Road
- Broom Road leads to Mannings Heath Road which connects to B3068 Ringwood Road and the A3049
- The A3049 connects to the A348 + A347 leading to the A35
- The A35 provides connections to the M27/M3 motorway networks via the A31

## AMENITIES

Tesco	0.8 miles
Tower Park	0.8 miles
Halfords	0.8 miles
McDonald's	0.9 miles
B&M	0.9 miles



The above distances are approximate sourced from google maps.

Maps not to scale, illustration only.

## ACCOMMODATION

### 7 THRUSH ROAD

	sq m	sq ft
Ground Floor factory/warehouse	244	2,623
First Floor Offices	65	697
Mezzanine	184	1,979

**Total gross internal area approximately 493 5,299**

### UNIT 5/6 THE COURTYARD

Ground Floor factory/warehouse	335	3,826
--------------------------------	-----	-------

### UNIT 7 THE COURTYARD

Ground Floor factory/warehouse	405	4,365
--------------------------------	-----	-------

### 5/6 & 7 THE COURTYARD & 7 THRUSH ROAD

**Total gross internal area approximately 1,253 13,490**

Measured in accordance with the RICS code of measuring practice 6th edition.

## CAR PARKING

### 7 THRUSH ROAD

The premises have parking externally which can accommodate approximately 3 parking spaces(or 6 when double parked)

### 5/6 & 7 THE COURTYARD

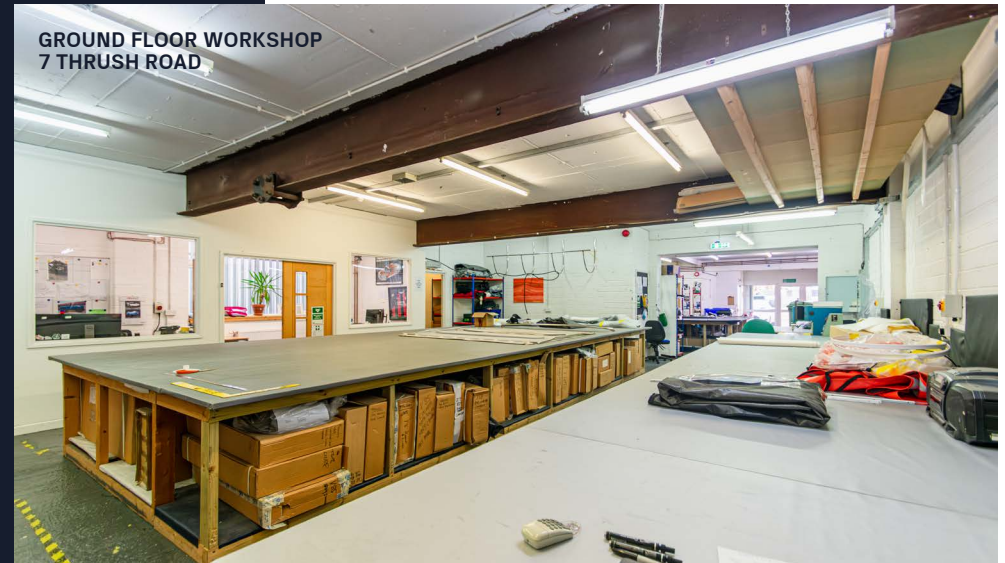
Unit 5/6: 4 allocated parking spaces | Unit 7: 4 allocated parking spaces

## TENURE

Freehold with vacant possession.

## PRICE

**£1,235,000 exclusive of vat**



## EPC RATING

To be commissioned.

## RATEABLE VALUE

To be reassessed.

## LEGAL COSTS

Each party 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.



**JOSEPH HOLDERNESS**  
joe.holderness@goadsby.com  
07801 734797

### ANTI MONEY LAUNDERING REGULATIONS

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

