



TO LET

**END TERRACE INDUSTRIAL/
WAREHOUSE PREMISES**

212 SQ M // 2,287 SQ FT

UNIT 4 GLENMORE BUSINESS PARK, 3 BLACK HILL ROAD, HOLTON HEATH, POOLE, BH16 6NL

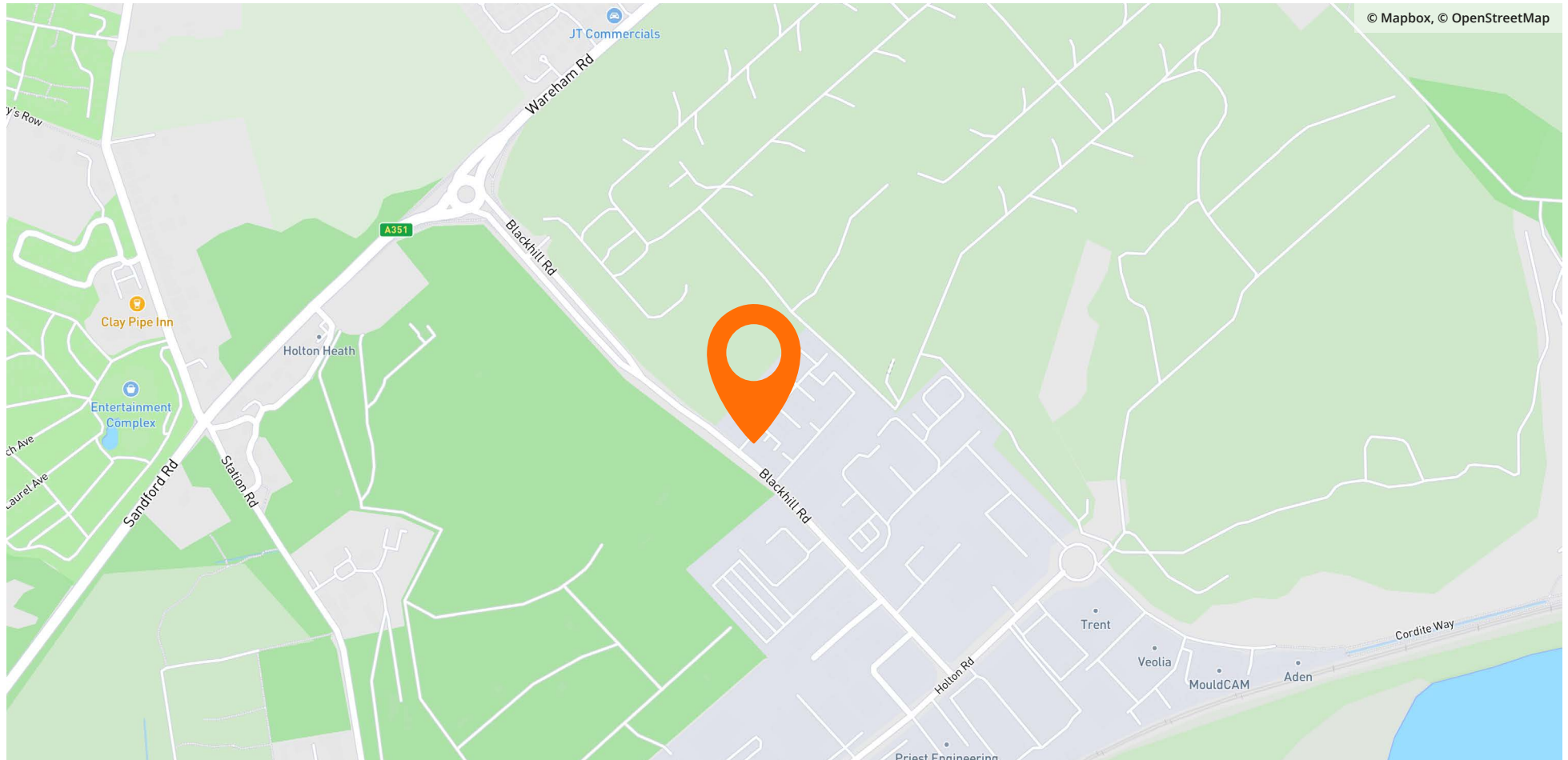


SUMMARY

- END TERRACE
- 4 ALLOCATED PARKING SPACES
- FIRST FLOOR MODERN OFFICE
- 3 PHASE ELECTRICITY

RENT: £22,000 PER ANNUM EXCLUSIVE

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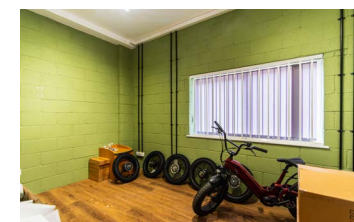
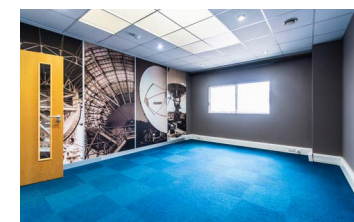
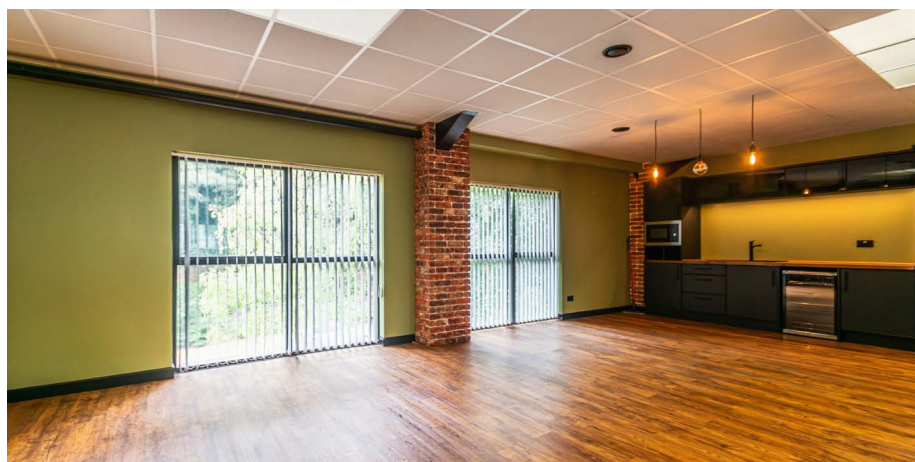
LOCATION

- Glenmore Business Park is located in Holton Heath to the south west of Poole via the A351
- The A351 connects to the A35 and provides direct links to the conurbations of Dorchester and Poole
- The A35 provides links via the A3049 & A338 to the M27 & M3 motorway networks
- Holton Heath train station is located .c 0.8 miles away

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DESCRIPTION

- End terrace
- Brick outer, blockwork inner wall construction
- Steel cladding to upper elevations
- Steel clad mono pitched roof
- Steel portal frame
- Power floated concrete ground floor
- 2.53m to underside of first floor
- Sectional up and over door measuring approximately 3m wide x 2.7m high
- LED lighting
- Personnel door with a security shutter and entrance lobby
- Unisex/disabled WC
- Modern first floor office/kitchen
- 3 phase electricity
- Gas & water
- Tarmacadam forecourt



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ACCOMMODATION

	sq m	sq ft
Ground floor factory/warehouse	110	1,187
First floor office	102	1,100
Total gross internal area approx.	212	2,287

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

PARKING

Externally the unit has an allocation of 4 car parking spaces.

RENT

£22,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

EPC RATING

D - 79

RATEABLE VALUE

£23,500 (from 1.4.26)

LEGAL COSTS

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

SERVICE CHARGE

A service charge is payable, interested parties are advised to make further enquiries.

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.



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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.

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.