

# FOR SALE FREEHOLD

SUBSTANTIAL INDUSTRIAL BUILDING WITH OFFICES AND YARD AREAS  
TOTAL APPROX. 2,547 SQ M (27,416 SQ FT)



**sibbett  
gregory**



27 HOLTON ROAD, HOLTON HEATH TRADING PARK, POOLE, DORSET, BH16 6LT

- Substantial detached industrial building
- Two storey offices
- Gated entrance and yard areas
- Total approx. 2,547 sq m (27,416 sq ft)
- Site area of approx. 0.48 ha (1.18 acres)





## LOCATION

The property is located at Holton Heath Trading Park which is an established industrial area situated approximately 5 miles to the west of Poole town centre. The property is located on Holton Road which is one of the main roads through the industrial estate.

Holton Road is accessed via Blackhill Road which connects to A351 Wareham Road. The A351 links to the A35 approximately 1.5 miles to the north and provides good access to Poole to the east and Dorchester to the west.

There is a railway station at Holton Heath that provides good public transport to Poole, Bournemouth and Weymouth.

Holton Heath Trading Park is home to several significant employers, particularly in engineering, manufacturing, and distribution including Norco Composites, Tower Supplies, Bindon Engineering and De Monchy Aromatics.

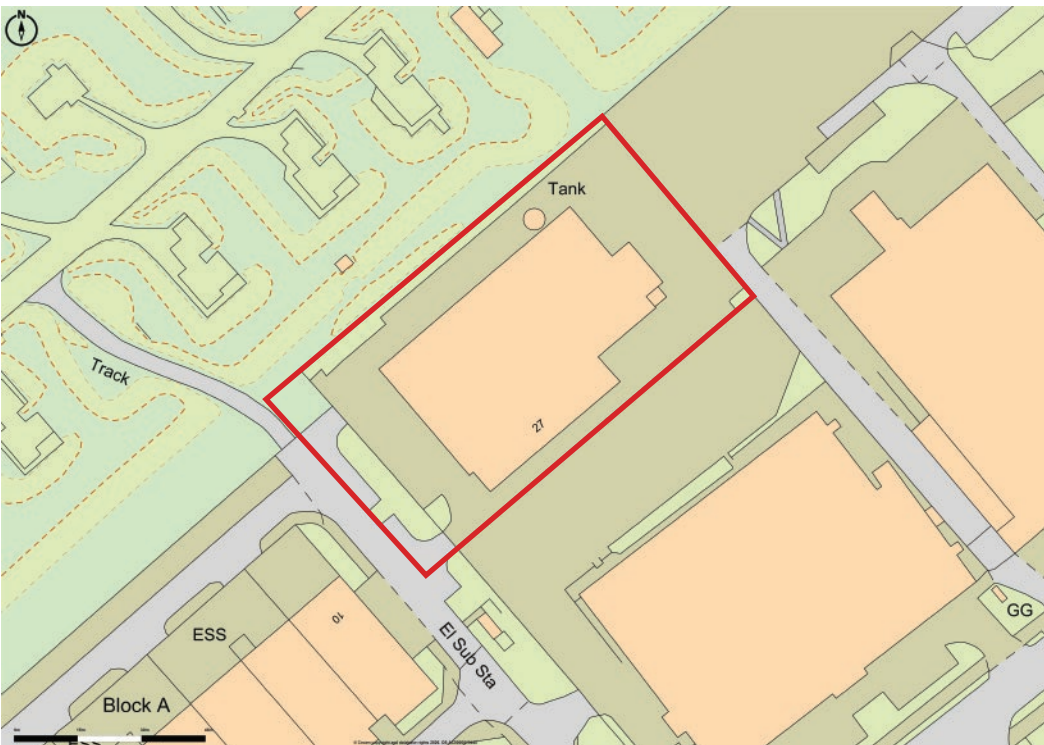
## DESCRIPTION

The property comprises a substantial, detached industrial warehouse of steel frame constructions with brick and clad elevations under a pitched steel roof. The property has an approx. eaves height of 6.8 metres.

Internally the warehouse has been used as a joinery workshop complete with suspended ceilings and lighting, concrete floor, 2 electric loading doors each with a covered loading bay, 3 phase power supply together with an additional single phase supply and gas heating.

The front and side elevations of the property are fitted out as offices with good natural light, gas heating, carpeting with Category 5 cabling. The side offices have brick elevations under a flat roof.

Externally, the property benefits from two gated entrances, excellent yard/storage space, loading access and circulation space. There are approx. 20 parking spaces at the front of the property with the potential to park additional cars around the property.



6.8m eaves height



2 electric loading doors



3 phase power



20 car parking spaces

## ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground Floor Industrial	2,195.6	23,634
First Floor Office	351.4	3,782
<b>Total</b>	<b>2,547</b>	<b>27,416</b>

The property has a site area of approximately 0.48 ha (1.18 acres).

## TENURE

The property is for sale freehold with vacant possession upon completion.

## PRICE

£2,600,000 exclusive.

We understand the property is not subject to VAT.

## BUSINESS RATES

The property has a rateable value of £176,000 with effect from 1 April 2026.

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## EPC

The property has a rating of C-57. A copy of the full EPC report is available upon request.

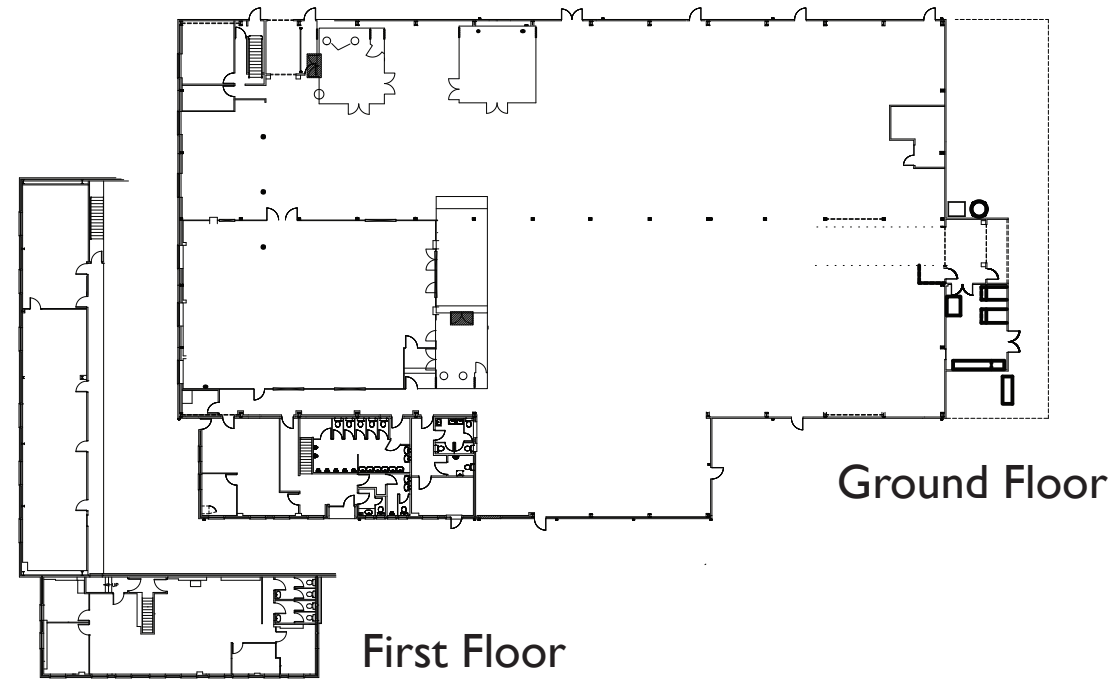
## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

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FINANCE ACT 1989  
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE  
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION  
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

