

TAVIS HOUSE BUSINESS CENTRE POOLE

TO LET / MAY SELL

38,151 - 88,277 SQ FT
(3,544.22 - 8,200.93 SQM)
2 BRAND NEW INDUSTRIAL /
WAREHOUSE UNITS TO LET / FOR SALE
FLEETS LANE POOLE, BH15 3BP



**UNITS FROM
38,151 SQ FT
TO 88,277 SQ FT**

**COBB'S QUAY
MARINA**



A350

TO POOLE

A350



carpetright.

HOWDENS

**Faerch
group**
















Fitness First

next

FLEETS LANE

B&Q

TAVIS HOUSE BUSINESS CENTRE, IS A HIGH BAY INDUSTRIAL / WAREHOUSE DEVELOPMENT, AVAILABLE FOR IMMEDIATE OCCUPATION.

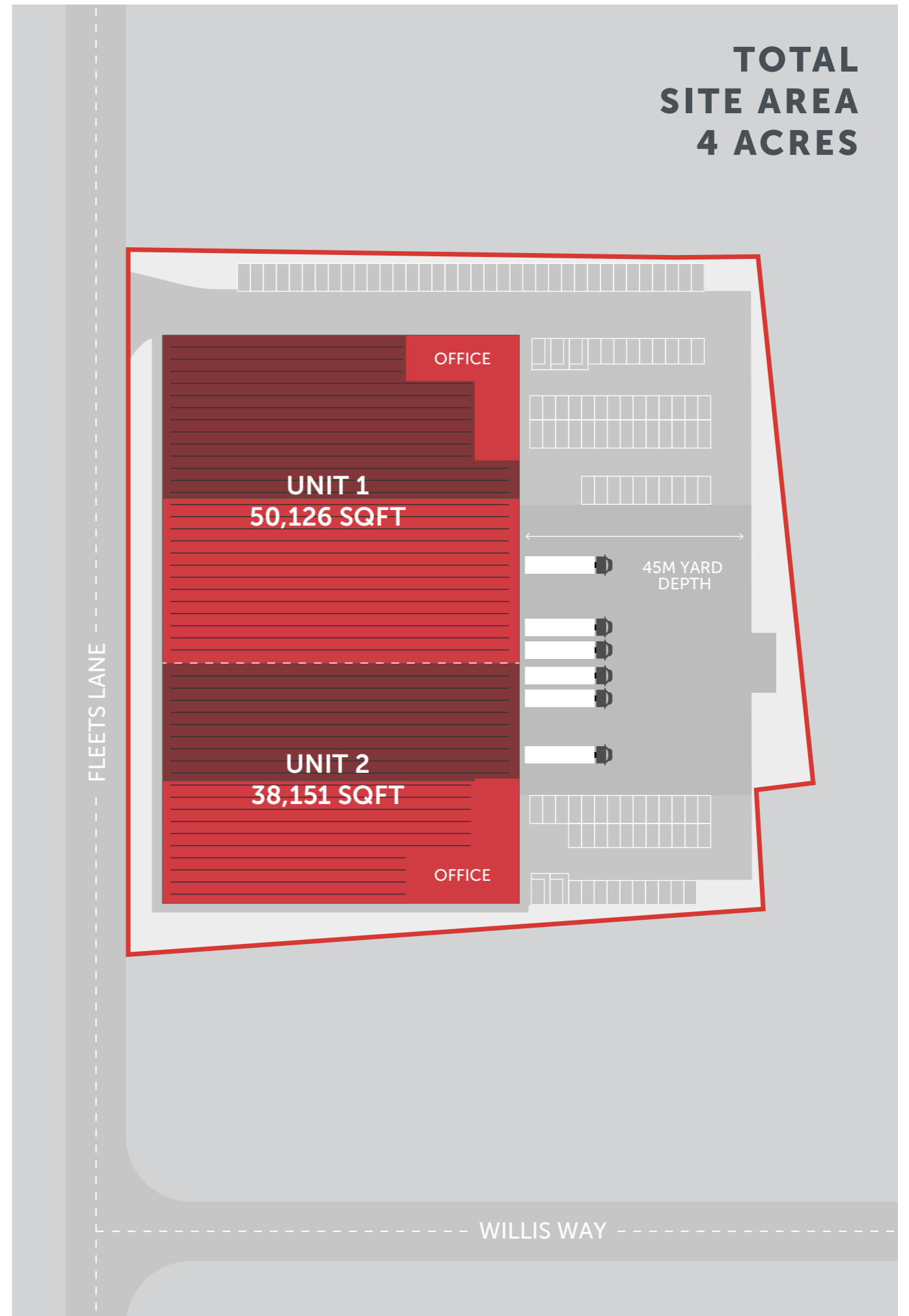
-  45 kN/m2 Floor Loading
-  123 Car Parking Spaces
-  45m Yard Depth
-  EV Charging Points
-  750 kVa Power Supply
-  BREEAM Excellent
-  Planning for E(g)(iii), B2 and B8
-  Detached Self Contained Units
-  Solar PV Roof Panels
-  Up to 1 MVA Power Supply Available (On Application)
-  EPC Grade A
-  Internal Eaves Height 9M
-  Secure Yard

ACCOMMODATION

UNIT 1	SQ FT	UNIT 2	SQ FT
INDUSTRIAL WAREHOUSE	46,826	INDUSTRIAL WAREHOUSE	34,851
FIRST FLOOR OFFICES	3,300	FIRST FLOOR OFFICES	3,300
TOTAL (GEA)	50,126	TOTAL (GEA)	38,151
COMBINED UNIT 1 & 2 TOTAL (GEA)		88,277	



TOTAL SITE AREA 4 ACRES



THE UNITS



UNIT 1



PARKING



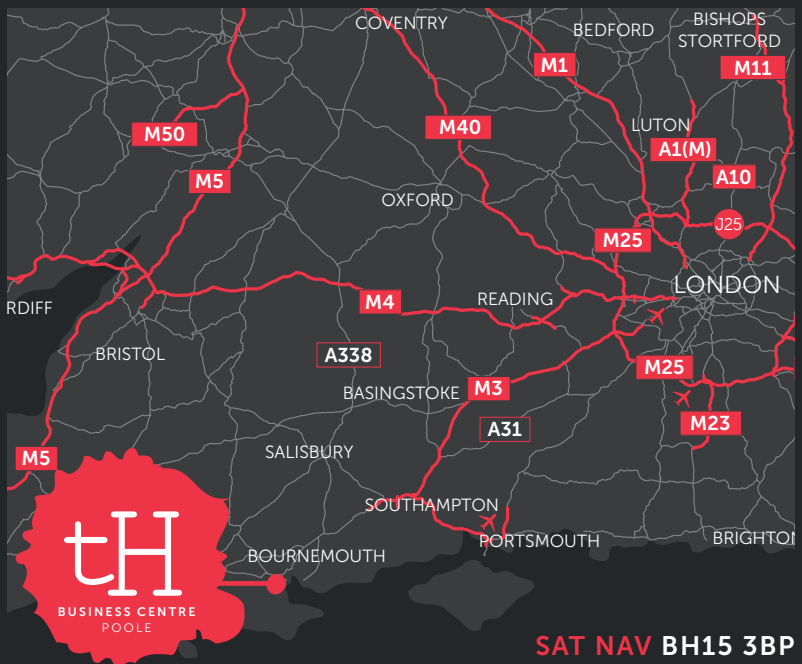
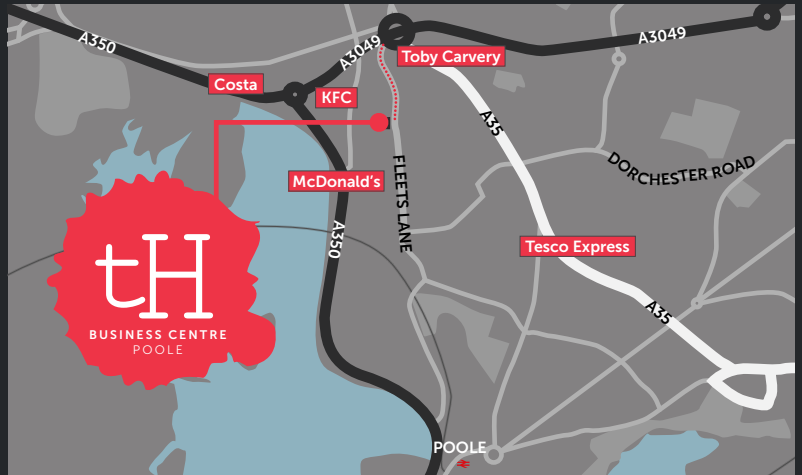
UNIT 2

PRIME LAST MILE LOCATION

Tavis House Poole is excellently positioned in the heart of a well established industrial and distribution location serving Poole and the wider region. Poole benefits from strong links to the A35 and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Situated on Fleets Lane at the former Sealed Air site, Tavis House Poole will offer two high quality industrial / warehouse units.

Poole Town Centre and Poole Station are located 1 mile to the south. The train station provides direct access to London Waterloo in just over 2 hours.



SAT NAV BH15 3BP



A35	3 MINUTES
A31	10 MINUTES
M27 JUNCTION 1	35 MINUTES
M3 JUNCTION 14	38 MINUTES



POOLE	5 MINUTES
BOURNEMOUTH	16 MINUTES
SOUTHAMPTON	45 MINUTES
LONDON	2 HOURS



POOLE TRAIN STATION	5 MINUTES
BOURNEMOUTH AIRPORT	18 MINUTES
SOUTHAMPTON AIRPORT	40 MINUTES
HEATHROW AIRPORT	1 HOUR 30 MINUTES

TERMS

The units are also available on a freehold basis terms on application.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates assessment.

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends use of professional advice from a surveyor or solicitor before agreeing or signing a Business Tenancy/ Lease Agreement. The Code is available upon request.



MELINDA CROSS
+44 (0) 7748 267 748
melinda.cross@jll.com

CHRIS WILSON
+44 (0) 7968 299 407
chris.wilson@goadsby.com

OLLIE HOCKLEY
+44 (0) 7748 267 748
oliver.hockley@jll.com

TAVISHOUSEPOOLE.COM

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. April 2026. designed & produced by **CORMACK** - cormackadvertising.com