

TO LET

WAREHOUSE PREMISES

1,760 SQ FT (164 SQ M)

RENT INCENTIVES AVAILABLE
(SUBJECT TO TERMS)

BUSINESS SPACE

goadsby

UNIT 6 HORIZON PARK
INNOVATION CLOSE, POOLE, DORSET, BH12 4FG

SUMMARY >

- MODERN WAREHOUSE PREMISES
- 0.6 MILES FROM THE A3049
- 7.6M INTERNAL EAVES HEIGHT
- 9M RIDGE HEIGHT

RENT: £23,000 PER ANNUM EXCL.



REF:
w199187

UNIT 6 HORIZON PARK
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Location

Horizon Park is a development of 11 warehouses built in 2019. The site lies within the heart of the established Yarrow Road/Tower Park commercial area with access to the A3049 Dorset Way dual carriageway with its links westwards to the A35 and eastwards to A31/M27/M3 via the A348 Ringwood Road.

Description

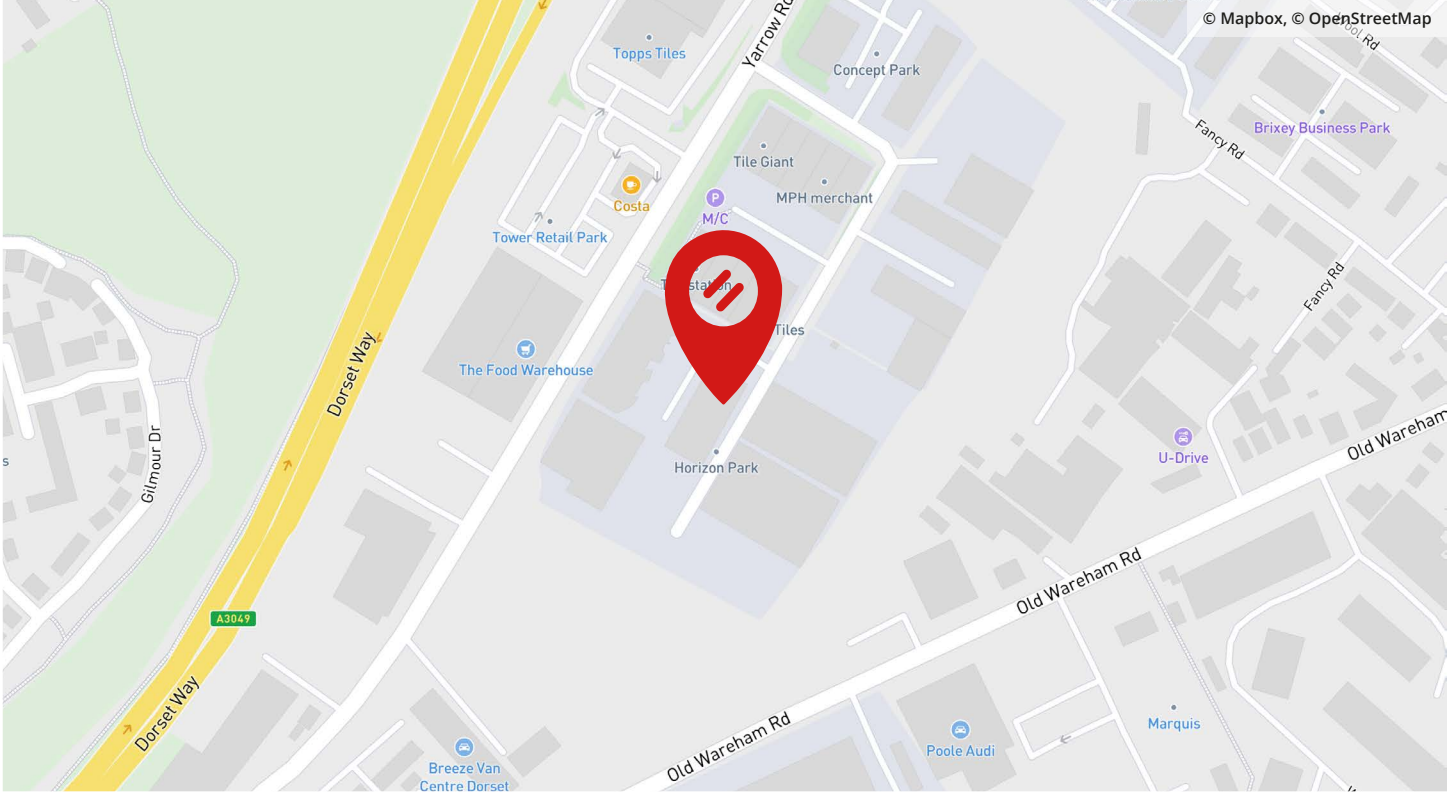
The unit has the following brief specification:

- Steel cladding to external elevations with blockwork inner walls
- Steel clad roof incorporating daylight panels and PV panels
- Steel portal frame
- Power floated concrete floor
- Electric sectional up and over loading door
- Glazed personnel door with electric roller shutter door
- Double glazed windows to front elevations
- Internal eaves height approximately 7.6m
- 9m ridge height
- 3 phase electricity and gas
- Parking

Accommodation

Unit	GEA sq m	GEA sq ft	Rent pax	Description	Availability
6	164	1,760	£23,000	Terrace	Immediately

The above floor areas are approximate gross external areas. The above rents are exclusive of business rates, VAT, service charge, insurance premium and all other outgoings 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.

Rateable Value

£17,250 (from 1.4.23)

EPC Ratings

A - 18

Service Charge

A service charge may be payable, interested parties are advised to make their own enquiries.

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.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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Important

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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)