

# FOR SALE

## MID TERRACE INDUSTRIAL PREMISES

2,689 SQ FT // 250 SQ M

PLUS 1,316 SQ FT / 122 SQ M MEZZANINE



BUSINESS SPACE

goadsby

**UNIT 14 FLETSBRIDGE BUSINESS CENTRE**  
UPTON ROAD, POOLE, DORSET, BH17 7AF

## SUMMARY >

- MID TERRACE INDUSTRIAL PREMISES
- GAS AVAILABLE

PRICE: £399,950 EXCLUSIVE OF VAT



REF:  
W333365

**UNIT 14 FLEETSBRIDGE BUSINESS CENTRE**  
UPTON ROAD, POOLE, DORSET, BH17 7AF

## Location

Fleetsbridge Business Centre is a development situated on Upton Road which links directly with the main A35 Fleetsbridge roundabout, providing main road communications to the conurbation centres and east/west trunk route. The premises is located within approximately 1 mile of the Nuffield and Fleets Industrial Estates.

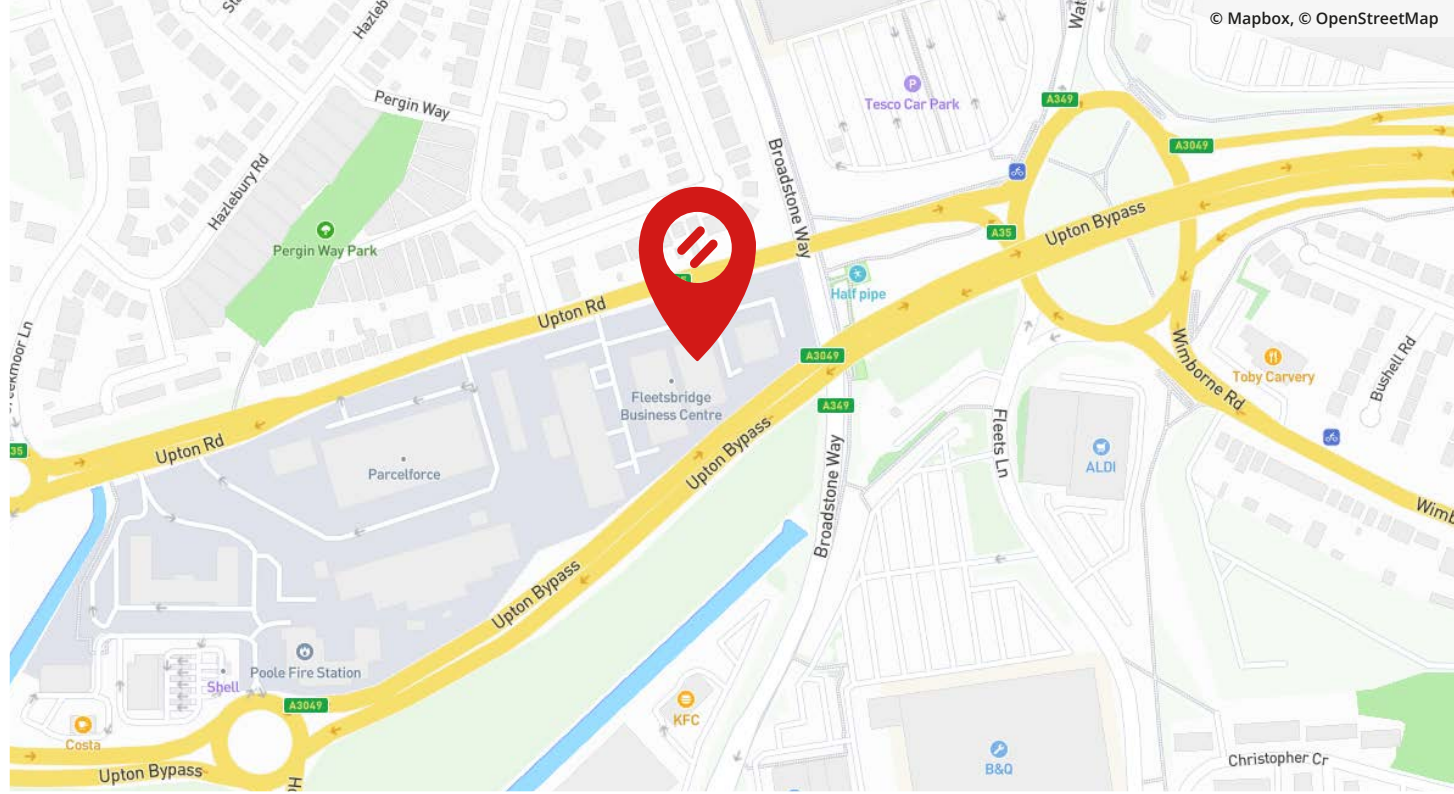
## Description

The premises are of brick outer, blockwork inner wall construction with steel cladding to the upper elevations under a pitched steel clad roof incorporating daylight panels supported upon a steel portal frame. The ground floor is concrete and loading is by way of a loading door measuring approximately 4m wide x 4.4m high.

Internally there is a steel framed, timber decked mezzanine and the ground floor ceiling height to the mezzanine is approximately 2.7m. A glazed personnel door leads to a carpeted reception area which provides access to the factory and the first floor office and mezzanine via a staircase. The mezzanine is fitted out as office accommodation and the unit benefits from the following specification:

- Male & female WC
- Suspended ceiling
- Kitchenette
- Carpet
- Lighting
- 3 phase electricity
- Gas central heating
- Alarm system

Externally there is a concrete loading apron and 10 allocated parking spaces.



# Accommodation

	sq m	sq ft
Ground floor	203	2,183
First floor mezzanine	47	506
Mezzanine offices	122	1,316

**Total net internal area approx. 372 4,005**

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

# Tenure

Freehold with vacant possession.

# Price

£399,950 exclusive of VAT.

# Rateable Value

To be reassessed. Currently rated as £64,500 for units 14 & 15.

# EPC Rating

TBC



## Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

## 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.



**Joshua Adamson**

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## Important

### 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.

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