

# TO LET

## MID TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

195 SQ M // 2,102 SQ FT

100% SMALL BUSINESS RATES RELIEF  
AVAILABLE (SUBJECT TO TERMS)



BUSINESS SPACE

goadsby

**50 BALENA CLOSE**  
CREEKMOOR, POOLE BH17 7DY

## SUMMARY >

- MID TERRACE
- 5 ALLOCATED PARKING SPACES
- C. 3.79 M INTERNAL EAVES HEIGHT
- 3 PHASE ELECTRICITY SUPPLY

RENT: £16,800 PER ANNUM EXCL.



REF:  
W353346

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## Location

- 50 Balena Close is located off Cabot Lane in Poole
- Cabot Lane provides access to the A349 and in turn the A35
- The A35 provides links to the M27 & M3 motorway networks to the East

## Description

- Mid terrace
- Steel portal frame
- Insulated steel overclad roof incorporating translucent daylight panels
- Brickwork inner wall construction
- Profiled steel cladding to outer elevations
- Internal eaves height 3.79m
- Concertina loading door measuring c. 3.1m wide x 3m high
- 3 phase electricity supply
- Concrete warehouse floor
- Ground floor toilet
- Water & gas supply

## Accommodation

sq m sq ft

**Total gross internal area approx. 195 2,102**

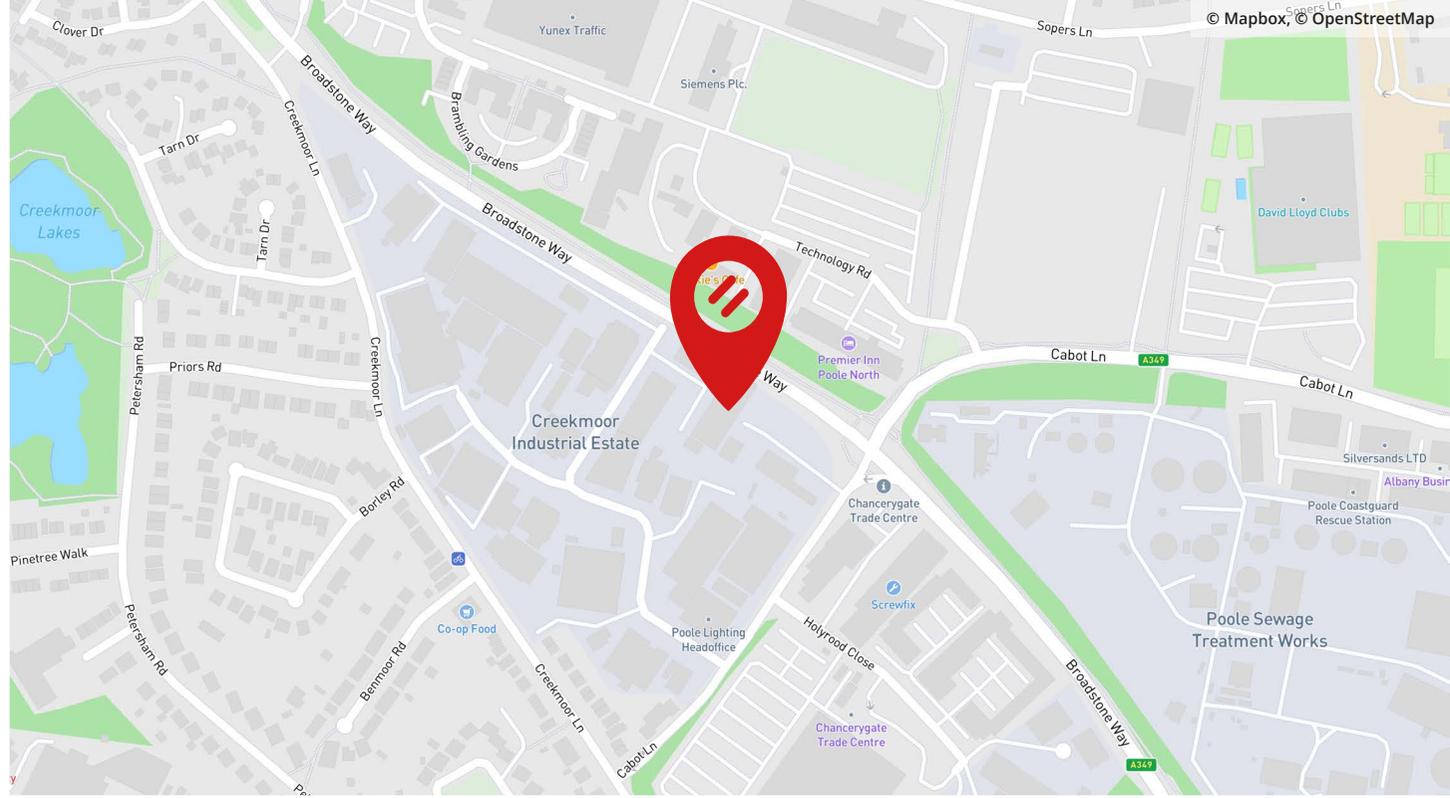
The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

## Parking

Externally there is parking for approximately 5 vehicles.

## Rent

**£16,800 per annum** exclusive of business rates, VAT, service charge, and insurance premium payable quarterly in advance by standing order



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## Lease

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

## Rateable Value

£11,750 (from 01/04/2026)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

## 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](#).

### 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.

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## Offices in Dorset and Hampshire.

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