

FOR SALE

MODERN INDUSTRIAL/WAREHOUSE PREMISES WITH FIRST FLOOR OFFICES
APPROX. 294.02 SQ M (3,165 SQ FT)

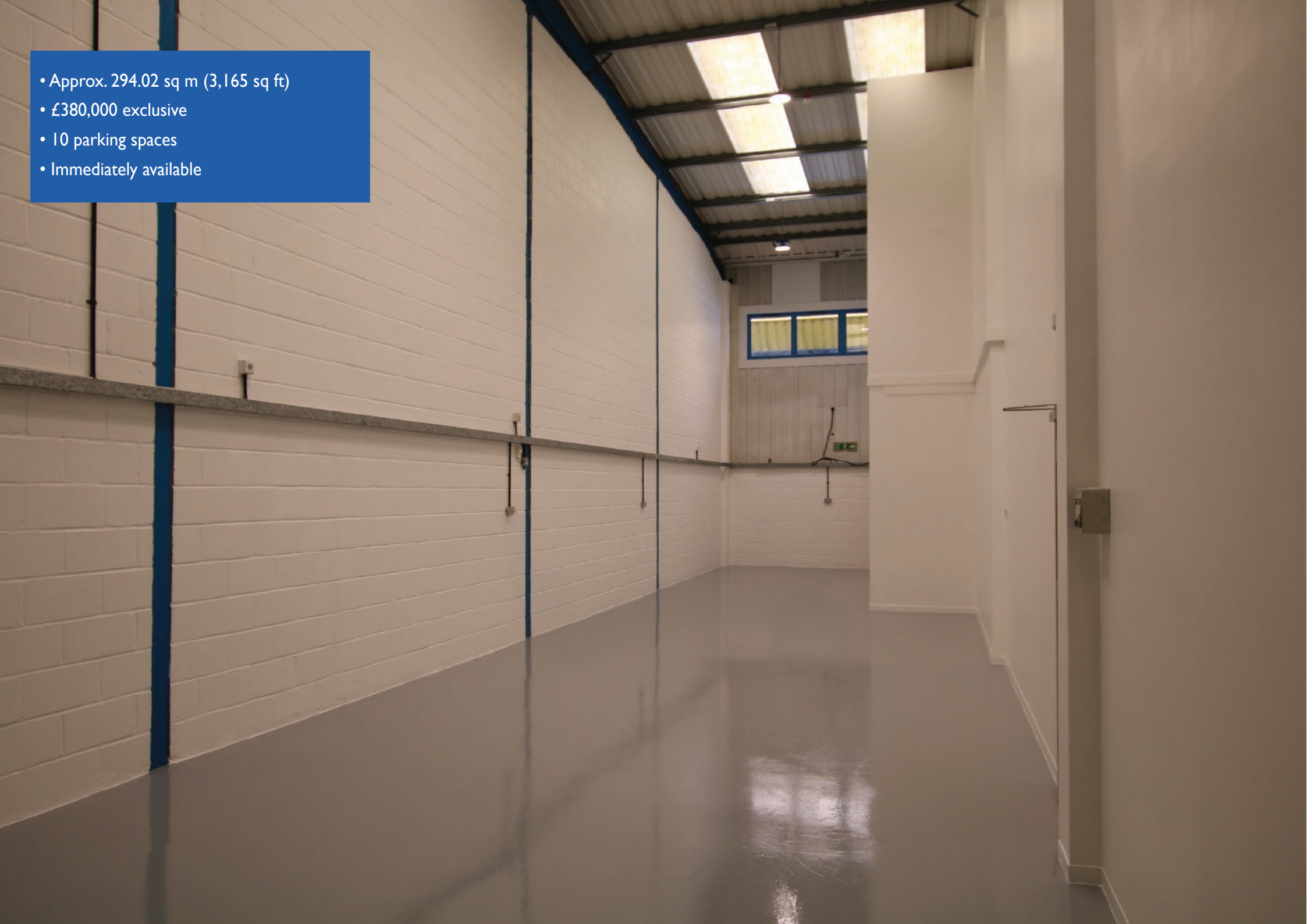


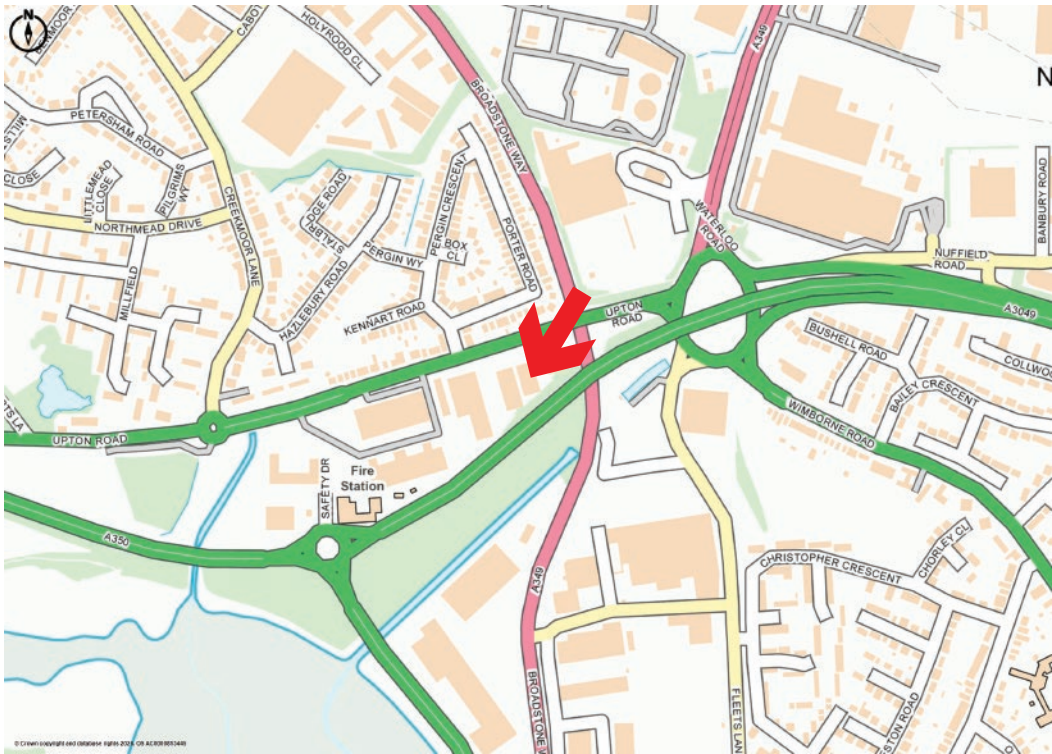
**sibbett
gregory**



UNIT 15 FLETSBRIDGE BUSINESS CENTRE, POOLE, BH17 7AF

- Approx. 294.02 sq m (3,165 sq ft)
- £380,000 exclusive
- 10 parking spaces
- Immediately available





LOCATION

The property is situated on Fleetsbridge Business Centre which is located on Upton Road in Poole. Upton Road connects with the Fleetsbridge Roundabout to the East which provides excellent access to the A349 to Wimborne and A3049 towards Bournemouth. To the west, Upton Road connects with the A35 dual carriageway which leads to Wareham and Dorchester.

Located within a mile of the property are the Nuffield and Fleets Industrial Estates, and approximately 3 miles distant is Poole Town Centre which provides excellent amenity and local transport links.

DESCRIPTION

The property comprises a mid-terrace unit of steel portal frame construction with brick/blockwork walls and a feature curtain wall glazing to the front elevation.

The ground floor comprises a reception office, substantial welfare facilities including a disabled WC, shower, male and female WCs, a staff kitchen/rest area and full height industrial accommodation.

The first floor comprises a combination of individual and open plan office accommodation which can be accessed via two staircases.

Externally, the property benefits from cycle storage at the front of the unit and has 10 allocated parking spaces

The property has been refurbished and upgraded as follows:

- Installation of new roof insulation to current standards
- Installation of new outer sheet roof panels and roof lights
- Replacement of inner and outer parapet cladding
- Re-lining of the outer parapet gutters

The property benefits from the following specification:

- Gas fired heating (GF)
- Heating/air conditioning units (FF)
- 3-phase electricity supply
- Electric roller shutter door
- Suspended ceilings with inset lighting
- Computer cabling
- Carpet in all office accommodation
- New epoxy floor in the industrial accommodation
- New high-bay LED warehouse lighting
- Intruder alarm
- Smoke detection system



ACCOMMODATION

The accommodation comprises the following area:

| Description | sq m | sq ft |
|--------------|---------------|--------------|
| Ground Floor | 197.03 | 2,121 |
| Mezzanine | 96.99 | 1,044 |
| Total | 294.02 | 3,165 |

TENURE

The property is for sale freehold.

PRICE

£380,000 exclusive.

BUSINESS RATES

The property is currently assessed for business rates with Unit 14 Fleetsbridge Business Centre and will therefore need to be reassessed as a single unit.

SERVICE CHARGE

A service charge is payable in respect of the maintenance, management and upkeep of the common parts within the business park. Interest parties are advised to make further enquiries.

AML

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

PLANNING

The property is considered suitable for planning uses falling within Classes E of the Town & County Planning (Use Classes) Order 1987.

EPC

The property has a rating of C-69. A copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

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Sam Morgan

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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.

