



UNIT 5A, JAGUAR POINT BUSINESS PARK, POOLE, BH12 4NQ

INDUSTRIAL / WAREHOUSE TO LET

1,984 SQ FT (184.32 SQ M)



Summary

Modern Industrial Unit To Let

Available Size	1,984 sq ft
Rent	£2,291.66 per month of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Rateable Value	£13,750 from 1.4.23
Service Charge	£226.93 per month exclusive of VAT
VAT	Applicable
EPC Rating	C (75)

- Frontage to Mannings Heath Road
- 6.7m internal eaves height
- 4 allocated parking spaces



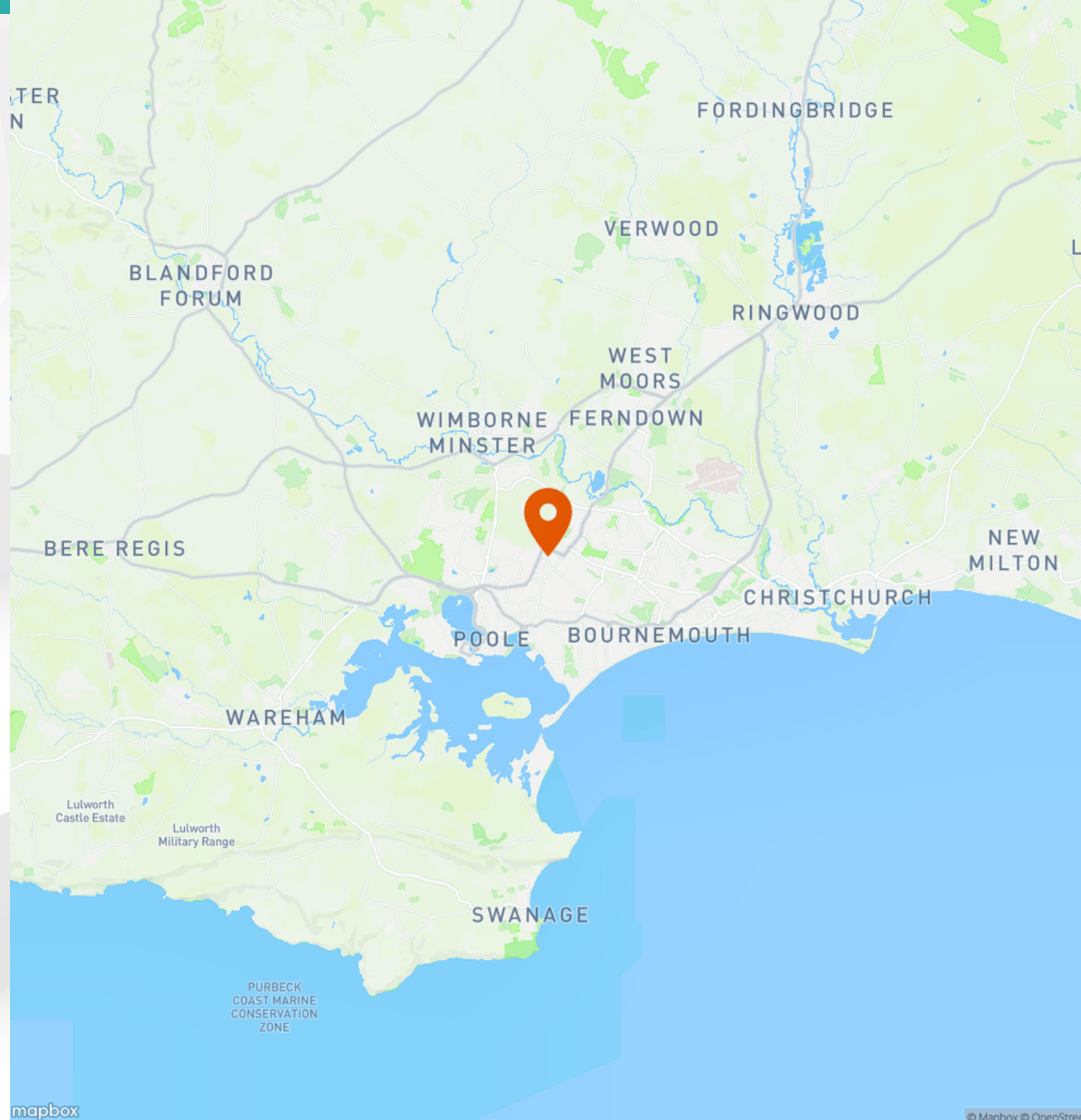
Location



**Unit 5A Jaguar Point Business
Park, Poole, BH12 4NQ**

The property is located on Jaguar Point Business park which consists of 8 modern industrial/warehouse units. The property is located on Mannings Heath Road which in turn links with the A3049 Dorset Way and the B3068 Ringwood Road. The A3049 (Dorset Way) provides links to the west after connecting with the A35 (2 miles) and access to A31 leading to the M27 is approx 3 miles distant.

The property is approximately 0.5 miles from Tower Park which provides a range of retail, leisure and restaurant facilities including a Tesco superstore. Poole and Bournemouth town centres are approx 3 and 5 miles distant respectively.





Further Details

Description

The premises are of brick outer, blockwork inner wall construction with composite steel cladding to upper elevations. There is an insulated steel clad roof incorporating daylight panels supported upon steel portal frame, the internal eaves height is approximately 6.7 meters and there is a power floated concrete ground floor. Loading is by way of an electric roller shutter door measuring approx 3.5m W x 4.5m H and within the front elevation there is a separate personnel door.

Within the factory/warehouse there is a WC and the unit benefits from 3 phase electricity, gas and telecom. There is a first floor office which benefits from a tea point.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,607	149.30
1st	377	35.02
Total	1,984	184.32

Viewings

Strictly by appointment through the sole agents Vail Williams.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. Interested parties are urged to make further 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.

Service Charge

There will be a service charge of £226.93 per month and a management fee payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Bryony Thompson

bthompson@vailwilliams.com

07741 145 629

01202 558 262



**Vail
Williams**