

TO LET

MODERN TWO STOREY OFFICE WITH
ANCILLARY STORAGE/WORKSHOP

UNIT 2, D12 THE FULCRUM, VANTAGE WAY, POOLE, BH12 4NU



**sibbett
gregory**



- Approx 7,550 sq ft (5,828 sq ft office + 1,722 sq ft store)
- Quoting rent £75,000 per annum



SUMMARY

- Approx 7,550 sq ft (5,828 sq ft office + 1,722 sq ft store)
- Modern building with prominent frontage to Vantage Way
- High quality fully fitted office accommodation with additional storage/workshop space
- Extensive staff amenities & shower facilities
- Allocated parking area & 2 x EV charging points

SPECIFICATION



Heating/
cooling
system



Suspended
ceilings



Mixed carpeting
and laminate
flooring



Floor boxes for
power and IT



LED
lighting +
PIR sensor



Modern
kitchens



Seperate male &
female showers/
changing rooms
(6 showers)



Glazed
entrance
lobby



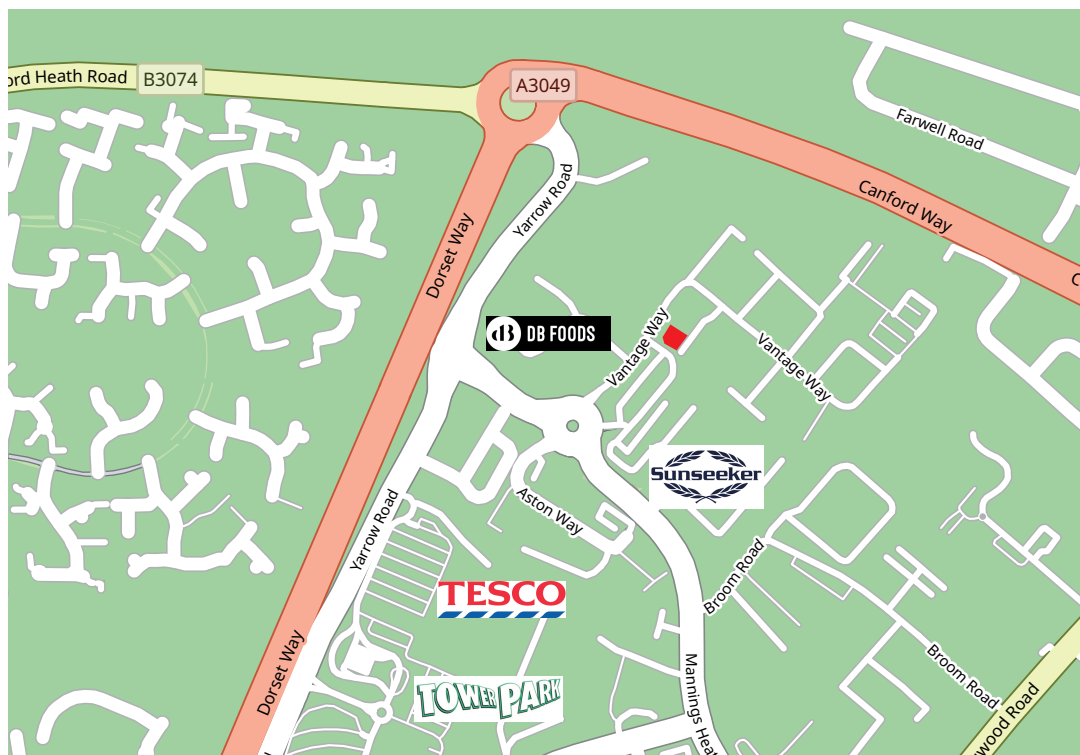
2 x EV
charging
points



Space to
park at least
21 vehicles



External
landscaped
areas



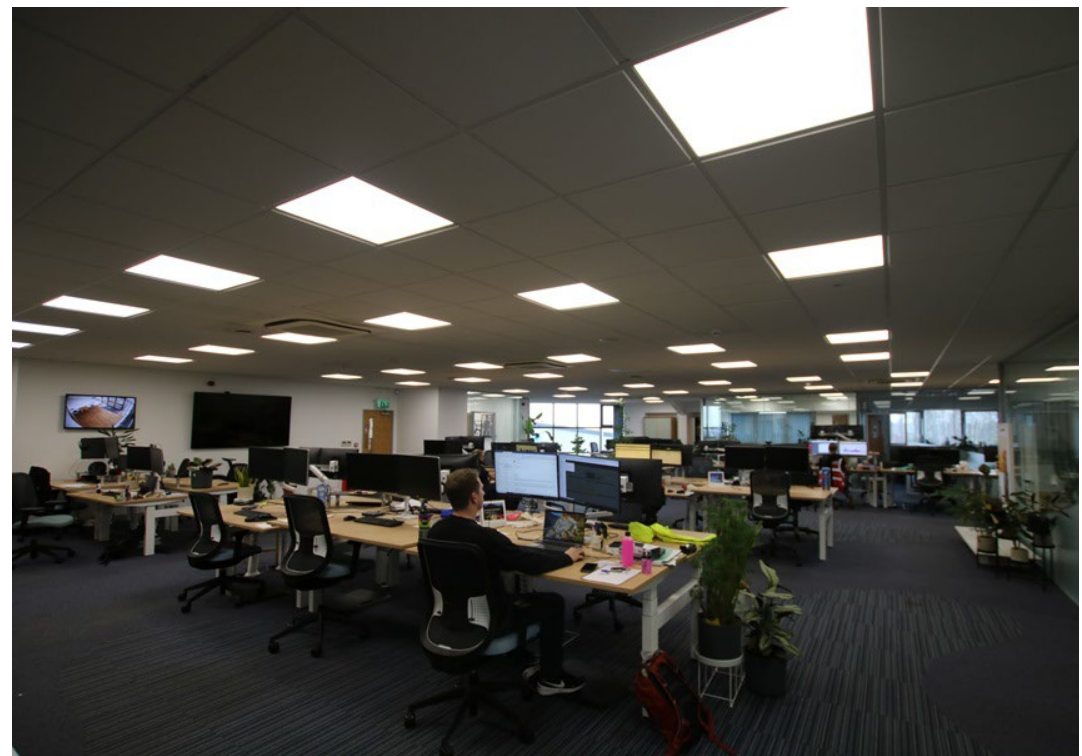
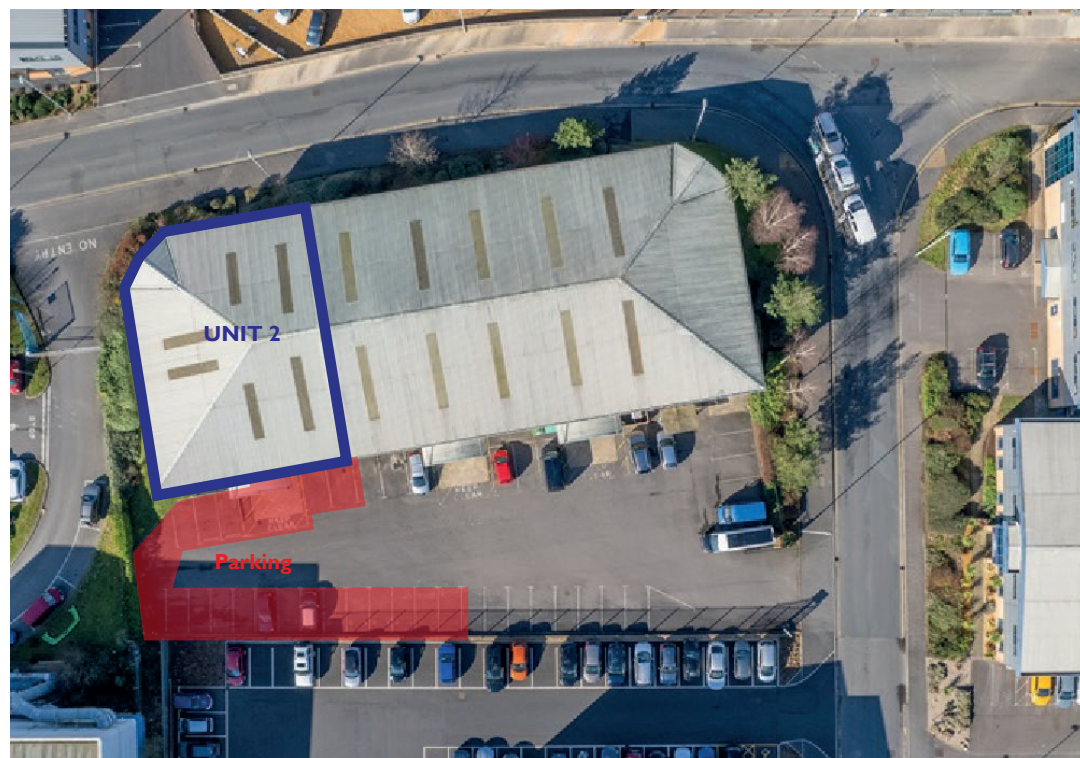
LOCATION

The property is located at The Fulcrum, a modern development of high quality warehouse and office buildings at Mannings Heath, Poole. The property is situated in a highly visible and prominent corner position fronting Vantage Way - the principal road in the development, which is accessed from Mannings Heath Road to the south west. Mannings Heath Road links to the A3049 Dorset Way dual carriageway which provides access to the A35 to the West and the M27/M3 motorway network to the East via the A31.

DESCRIPTION

The property comprises an end of terrace, two storey commercial property of steel portal frame construction with external walls of blockwork inner, brickwork outer with plastic coated steel composite cladding to the upper elevations under an insulated steel profile pitched roof.

The ground floor benefits from a self-contained glazed entrance/reception lobby leading to a mixture of office, storage accommodation and staff amenity space. The ground floor office accommodation is largely open plan but is divided with a full height glazed partition and includes an open plan kitchen.



DESCRIPTION CONTINUED....

There is a separate storage area with external access via a loading door. This storage area has potential to be utilised for a variety of uses. There is a DDA compliant WC, separate male and female shower rooms with dedicated changing areas and further separate male and female WC facilities.

A wide staircase provides access to an open plan first floor office which incorporates various part stud, part glazed offices/meeting rooms and two open plan kitchenettes.

The property benefits from powder coated aluminium framed, full height glazing to the two end corners of the building providing an attractive feature.

ACCOMMODATION

We have measured the property with the following approximate net internal floor areas:

Floor	Description	Sq M	Sq Ft
Ground	Reception	16.44	177
	Offices	132.19	1,423
	Storage	160	1,722
First	Offices	392.83	4,228
	TOTAL	701.46	7,550

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed, subject to the Landlord subdividing the services from the neighbouring unit and forming a new rear fire escape.

RENT

£75,000 per annum.

Rent is exclusive of VAT, buildings insurance, service charge and business rates.

BUSINESS RATES

The property is currently assessed in combination with the neighbouring unit and therefore needs to be re-assessed for business rates purposes.

EPC

The property has a rating of B-(35) and a copy of the full EPC report is available upon request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Alastair Knott

Telephone: 01202 661177

Email: alastair@sibbettgregory.com

Jayne Sharman

Telephone: 01202 661177

Email: jayne@sibbettgregory.com



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.





