

TO LET

END TERRACE INDUSTRIAL PREMISES

TOTAL APPROX. 112 SQ M (1,201 SQ FT) (PLUS 76 SQ M (821 SQ FT) MEZZANINE)



**sibbett
gregory**



UNIT 13 GLENMORE BUSINESS PARK, BLACKHILL ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6NL

- End of terrace
- 3 allocated parking spaces
- First floor mezzanine
- Total approx. 188 sq m (2,022 sq ft)
- £18,950 per annum exclusive

Photo taken in 2023





LOCATION

The unit is situated within the popular Glenmore Business Park which is accessed from Blackhill Road at Holton Heath Trading Park, Poole.

Holton Heath Trading Park is an established and popular industrial location situated approx. 5 miles to the west of Poole Town Centre with access from the A351 Wareham Road, which links with the A35 approx. 1 mile to the north.

DESCRIPTION

The unit is an end terrace premises constructed of brick outer, blockwork inner wall construction with steel cladding to upper elevations under a steel clad mono pitched roof incorporating translucent daylight panels supported upon a steel portal frame.

The ground floor is concrete, the internal eaves height is approximately 6.2 metres and loading is by way of a sectional up and over door measuring approximately 3 metres wide x 3.2 metres high.

Internally, there is a separate personnel door, unisex/disabled WC, fluorescent strip lighting, kitchenette and a steel staircase provides access to the first floor mezzanine/office area. There are also security shutters to the loading and personnel doors. The ceiling height under the mezzanine is approximately 3.1m.

3 phase electricity and gas are available.

Externally, there is a tarmacadam forecourt providing parking for 3 vehicles.

ACCOMMODATION

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

Description	sq m	sq ft
Ground floor	112	1,201
First floor mezzanine office	20	212
First floor mezzanine storage	56	609
TOTAL	188	2,022



TENURE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

RENT

£18,950 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

Rateable Value - £14,500

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The property has a rating of B-49.

SERVICE CHARGE

A service charge is payable. Further details are available from the Agents.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Jayne Sharman

Telephone: 01202 661177

Email: jayne@sibbettgregory.com

Sam Morgan

Telephone: 01202 661177

Email: sam@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.

