



DETACHED* INDUSTRIAL PREMISES

492 SQ M // 5,299 SQ FT

7 THRUSH ROAD, PARKSTONE, POOLE, DORSET, BH12 4NP

GROUND FLOOR WORKSHOP

SUMMARY



Detached*
Premises



Loading
Door



3 Phase
Electric Supply



TBC
EPC Rating



Gas
Supply

PRICE: £449,950 EXCLUSIVE OF VAT



SPECIFICATION

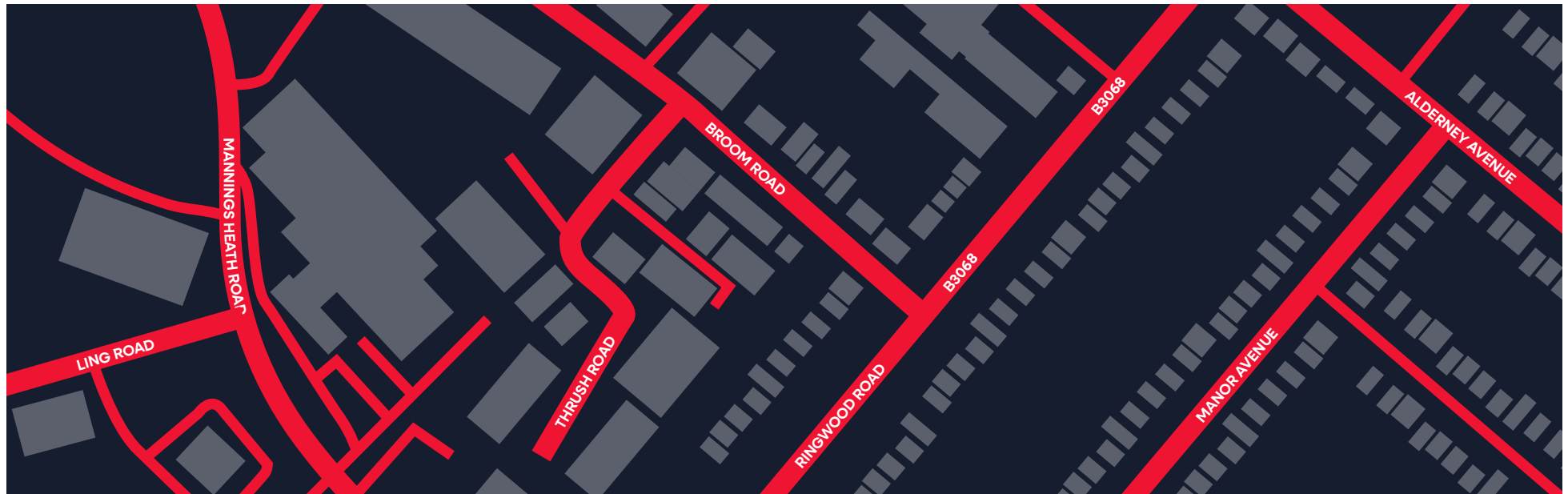
- Detached* (subject to removal of walkway)
- Brick outer wall construction
- Blockwork inner wall construction
- Profiled steel cladding to upper elevations
- Steel portal frame to part of building
- Pitched steel clad roof to part incorporating translucent daylight panels
- Flat roof to part of building
- Roller shutter door measuring c. 3.4m wide by 2.4m high
- 3 phase electricity supply
- Concrete ground floor
- Reception area
- Ground & first floor offices
- Gas central heating
- Male & female toilets
- Personnel door

LOCATION

- Thrush Road is accessed via Broom Road
- Broom Road leads to Mannings Heath Road which connects to B3068 Ringwood Road and the A3049
- The A3049 connects to the A348 + A347 leading to the A35
- The A35 provides connections to the M27/M3 motorway networks via the A31

AMENITIES

Tesco	0.8 miles
Tower Park	0.8 miles
Halfords	0.8 miles
McDonald's	0.9 miles
B&M	0.9 miles



The above distances are approximate sourced from google maps.

Maps not to scale, illustration only.

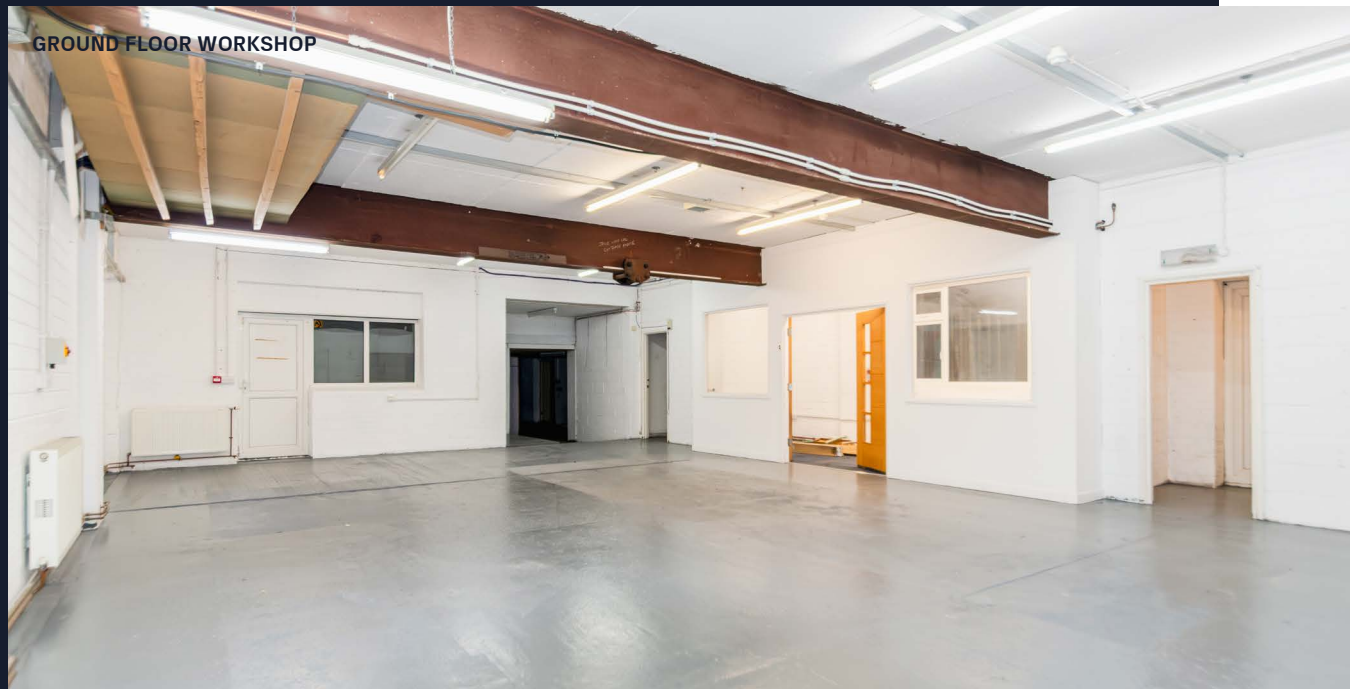
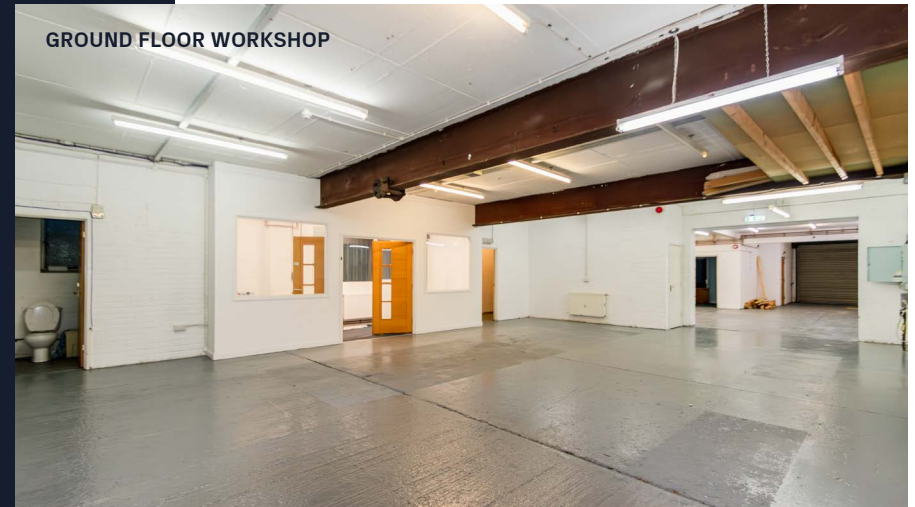
ACCOMMODATION

	sq m	sq ft
Ground Floor factory/warehouse	244	2,623
First Floor Offices	65	697
Mezzanine	184	1,979
Total gross internal area approximately	493	5,299

Measured in accordance with the RICS code of measuring practice 6th edition.

CAR PARKING

The premises have parking externally which can accommodate approximately 3 parking spaces(or 6 when double parked)



TENURE

Freehold with vacant possession.

PRICE

£449,950 exclusive of vat

EPC RATING

To be commissioned.

RATEABLE VALUE

To be reassessed.

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.

VIEWINGS

Strictly by prior appointment through the sole agents **Goadsby**, through whom all negotiations must be conducted.



JOSEPH HOLDERNESSE
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ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

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.

