

TO LET

END TERRACE INDUSTRIAL/WAREHOUSE PREMISES
TOTAL APPROX. 111 SQ M (1,194 SQ FT)



sibbett
gregory



UNIT 24 GLENMORE BUSINESS PARK, BLACKHILL ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6NL

- End of terrace
- 3 allocated parking spaces
- First floor mezzanine
- Total approx. 111 sq m (1,194 sq ft)





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 constructed by means of a steel portal frame with elevations of facing brickwork and cladding under an insulated steel profile roof incorporating roof lights.

The premises are configured on the ground floor to provide industrial/workshop accommodation, a kitchen and disabled compliant WC. The first floor comprises open plan mezzanine floor.

The unit benefits from:-

- End of terrace
- Steel cladding to upper elevations
- Concrete ground floor
- Internal eaves height of 6.12m
- Clear internal height below mezzanine c. 3.06m
- Sectional up and over door measuring approximately 3.02 metres wide x 2.96 metres high
- Fluorescent strip lighting
- Personnel door with a security shutter
- Unisex/disabled WC
- Steel staircase to a first floor mezzanine
- 3 phase electricity
- Gas supply

ACCOMMODATION

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

Description	sq m	sq ft
Ground floor industrial	74	795
First floor mezzanine	37	399
Total	111	1,194



TENURE

The premises are available to let by way of a new Full Repairing and Insuring Lease for a term to be agreed.

RENT

£13,500 per annum.

Rent is exclusive of Business Rates, Insurance, Service Charge and VAT.

BUSINESS RATES

The property has a rateable value of £8,100 with effect from 1 April 2026.

EPC

The property has a rating of E-114.

VIEWING

Viewing by appointment with the agents Sibbett Gregory.

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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.