

TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

1,339 SQ FT // 124 SQ M



BUSINESS SPACE

goadsby

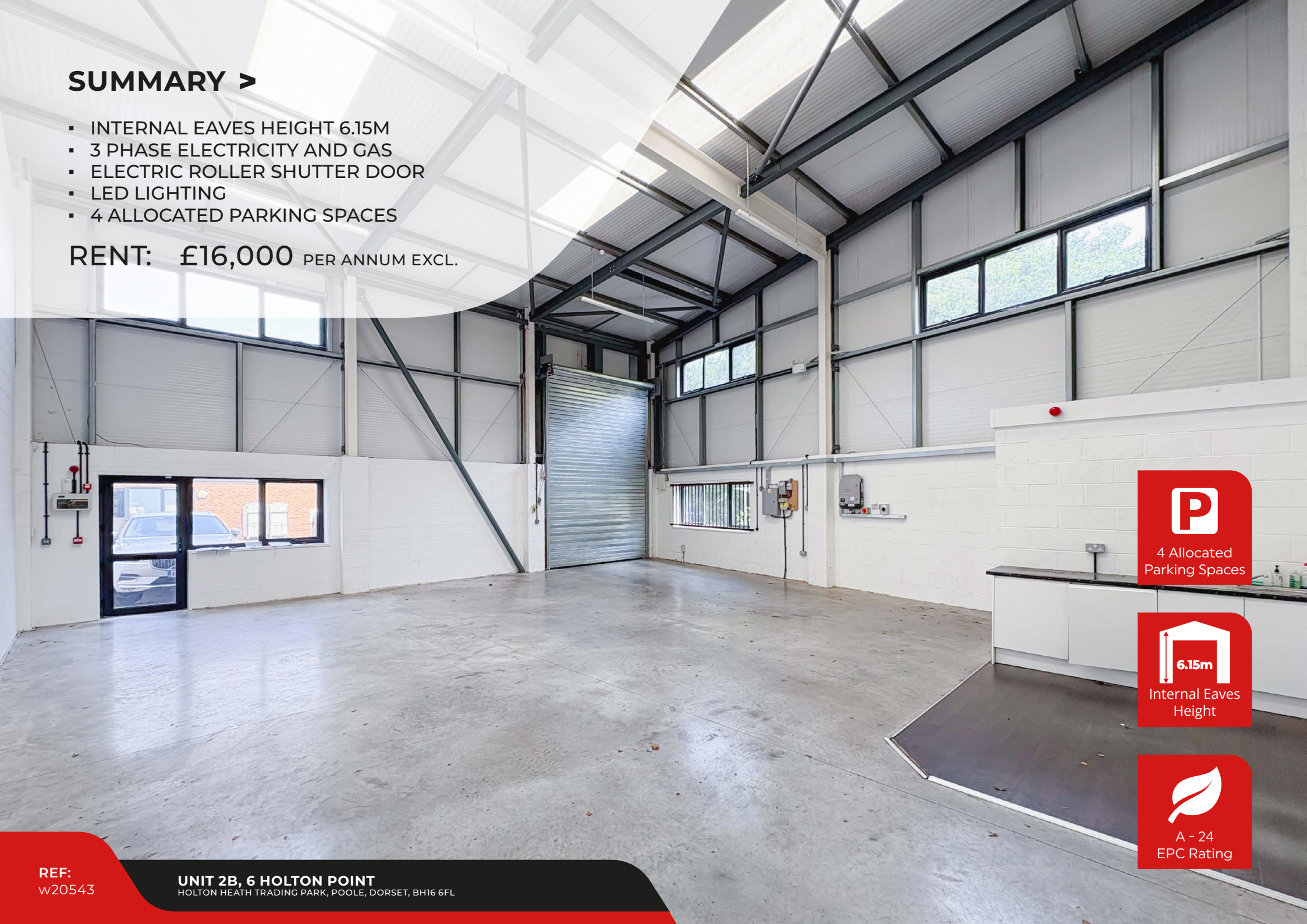
UNIT 2B, 6 HOLTON POINT

HOLTON HEATH TRADING PARK, POOLE, DORSET, BH16 6FL

SUMMARY >

- INTERNAL EAVES HEIGHT 6.15M
- 3 PHASE ELECTRICITY AND GAS
- ELECTRIC ROLLER SHUTTER DOOR
- LED LIGHTING
- 4 ALLOCATED PARKING SPACES

RENT: £16,000 PER ANNUM EXCL.



REF:
W20543

UNIT 2B, 6 HOLTON POINT
HOLTON HEATH TRADING PARK, POOLE, DORSET, BH16 6FL

Location

Holton Heath Trading Park is a well established industrial and commercial trading park just off the A351 Wareham to Poole road which links to the principal A35 dual carriageway. The A35 connects with the A31 which provides access to London via the M27 and M3 motorway networks.

Holton Point is accessed from the roundabout off Holton Road.

Description

The unit has the following brief specification

- Brick outer, blockwork inner wall construction
- Micro rib/profile steel cladding to upper elevations
- Steel portal frame
- Mono pitched steel clad roof incorporating daylight panels
- Internal eaves height 6.15m
- Power floated concrete floor
- UPVC double glazed windows at ground and first floor
- Electric roller shutter loading door 3.2m wide x 4.3m high
- 3 phase electricity and gas
- Unisex disabled WC
- LED lighting
- Alarm
- PV panels on roof
- 4 allocated car-parking spaces upon a tarmacadam forecourt
- Small concrete loading apron

Accommodation (Gross internal area)

Ground Floor: 1,339 sq ft // 124 sq m

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



Lease

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

£16,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

To be assessed.

EPC Rating

A - 24

Planning

Detailed planning consent has been granted for B2 general, B1c light industrial and B8 storage and distribution uses.

Service Charge

The service charge in respect of the upkeep, management and maintenance of common parts within the estate is currently £350.00 per/year.



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.

Viewing

Strictly by prior appointment through the joint sole agents Goadsby and Nettleship Sawyer, through whom all negotiations must be conducted.



Chris Wilson
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07968 299407



Steve Tomkins
stevet@nettsawyer.co.uk
012202 550246

Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

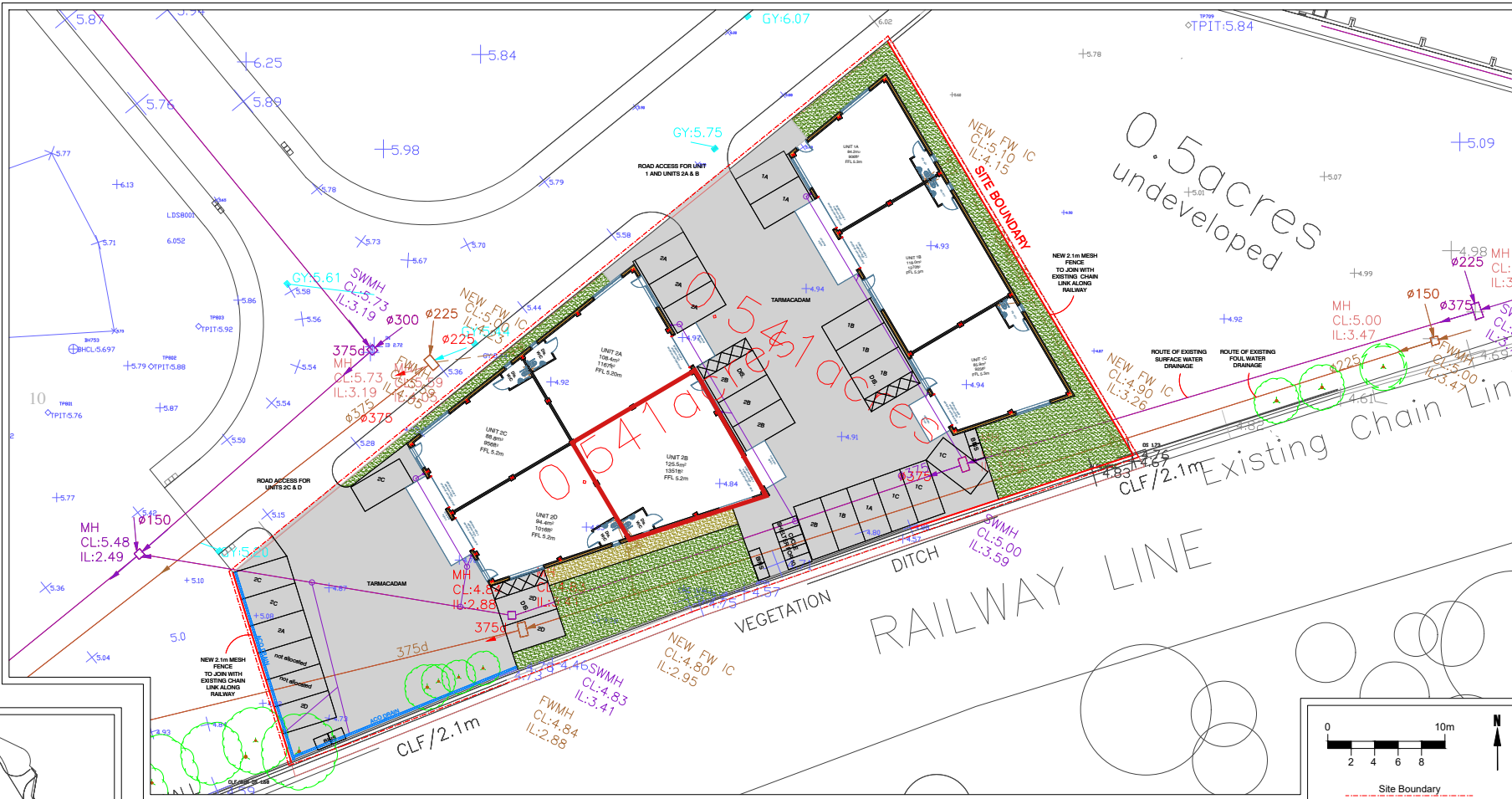
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



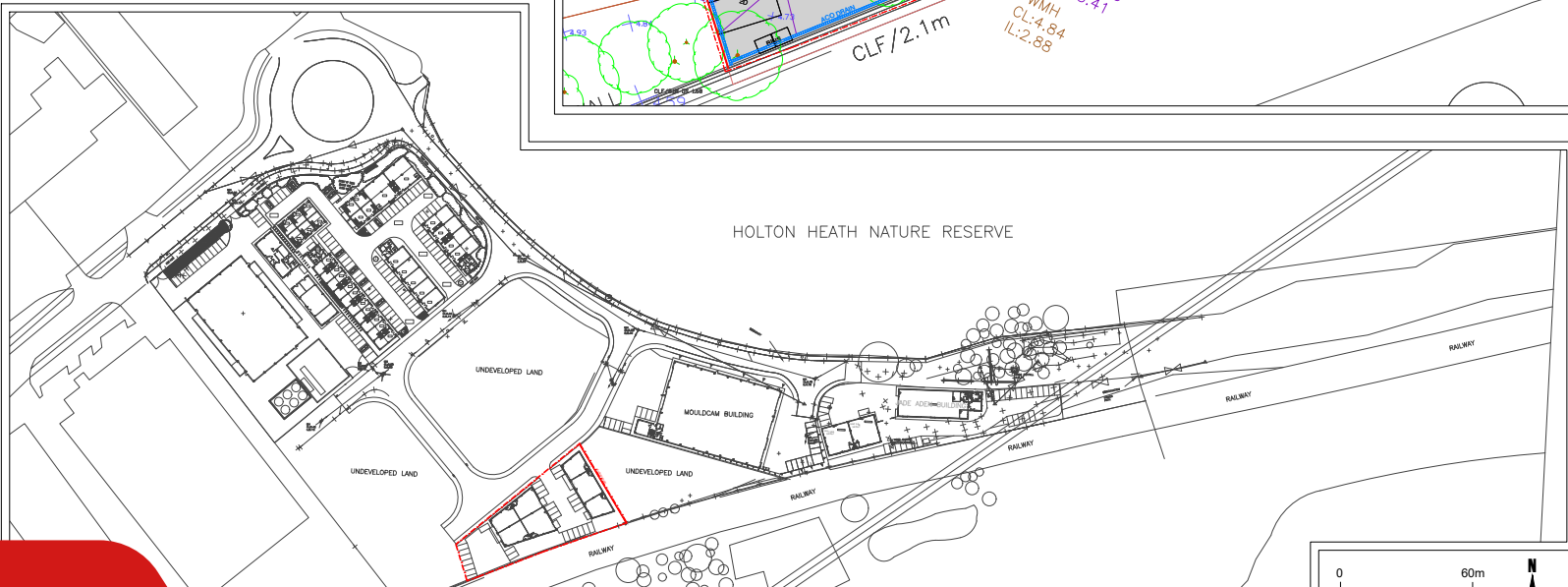
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DO NOT SCALE



LOCATION PLAN
Scale: 1:1250 @ A1



▲ SITE PLAN
Scale: 1:200 @ A1

Existing Surface & Storm Water Drainage
Existing Foul Water Drainage

D	15.09.17	Floor areas amended	PS
C	06.07.17	Unit 2A entrance door and parking amended	PS
B	13.12.16	Drainage added, minor layout amendments	PS
A	22.09.16	Updated for current planning proposal	MP

Proposed Industrial Units
at
Plot 5, Holton Heath Trading Park,
Holton Heath,
Poole
for JADE ADEN SERVICES LTD.

Date: September 2016 Scale: As indicated Drawn: MP

LOCATION & SITE PLANS

17777

1177



REF:
w20543

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