



TOWER PARK

YARROW ROAD, POOLE, BH15 4NY



Poole is a large coastal town and seaport in Dorset, on the south coast of England. The town is 21 miles (34 km) east of Dorchester and adjoins Bournemouth to the east. Poole had an estimated population of 151,500 (mid-2016 census estimates) making it the second-largest town in the ceremonial county of Dorset. Together with Bournemouth and Christchurch, the conurbation has a total population of nearly 400,000.

Poole is a popular tourist destination, attracting visitors with its large natural harbour, blue flag beaches and rich history. The town also features the Lighthouse Arts Centre which is home to the Bournemouth Symphony Orchestra, whilst various major organisations are headquartered in the town including The Royal National Lifeboat Institution (RNLI), Sunseeker International, Lush Cosmetics, Fitness First and Merlin Entertainment. Despite their names, Poole is the home of The Arts University Bournemouth and a significant part of Bournemouth University.





TOWER PARK



Manning's Heath Retail Park



400,000
Catchment
Population



16
Screen
Cinema



200,000
SQ FT of
Leisure
Accomodation



695
Free
Parking
Spaces



13
Flume
Waterpark



LOCATION

The Tower Park Leisure Complex is located to the north of Poole Town Centre with access from the A3049 Dorset Way dual carriageway, providing excellent access to the whole of the Poole/Bournemouth/Christchurch conurbation.

DESCRIPTION

Tower Park is a purpose built leisure scheme benefitting from 200,000 sq ft of leisure accommodation with extensive free customer parking.

The scheme is situated between a large Tesco Extra supermarket and the nearby Manning's Heath Retail Park, which features McDonalds and Costa Drive thru's as well as The Food Warehouse (Iceland), Home Bargains, B&M & Topps Tiles.

AVAILABILITY

	Sq-Ft	Sq-M	Annual S/C	Rates Payable 21/22
UNIT 18	3,900	362.3	£20,342	£55,808
UNIT B2	5,034	467.7	£26,024	£49,920

TERMS

Units are available by way of full repairing and insuring leases for a term to be agreed.

RENT

On application

PLANNING

Units benefit from a flexible Class E planning use.

SPECIFICATION

Available units retain various fixtures and fittings from previous restaurant occupation.





CONTACT

For leasing enquiries please contact the joint agents, Sibbett Gregory and BKL Property Consultants:

Alastair Knott
M: 07795 346157
E: alastair@sibbettgregory.com

Rupert Long
M: 07831 696908
E: rlong@bklprop.co.uk



On behalf of



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