TO LET

MODERN INDUSTRIAL/WAREHOUSE UNIT

(Available in flexible configuration from 9,643 sq ft to 12,403 sq ft)

sibbett gregory



UNIT N, THE FULCRUM, VANTAGE WAY, POOLE, BH12 4NU

SUMMARY

- Modern detached industrial/warehouse premises
- Available on a new sub-lease in a flexible configuration (warehouse only or warehouse + ground floor offices)
- Superb location at The Fulcrum with frontage to busy Yarrow Road/ Mannings Heath roundabout
- Loading area & car parking

SPECIFICATION

Electrical sectional up and over loading door (5.56m x 4.53m)

6.1m internal eaves height

Mezzanine floor

3 phase power

LED lighting

Open plan air-conditioned offices

Shower and WC facilities

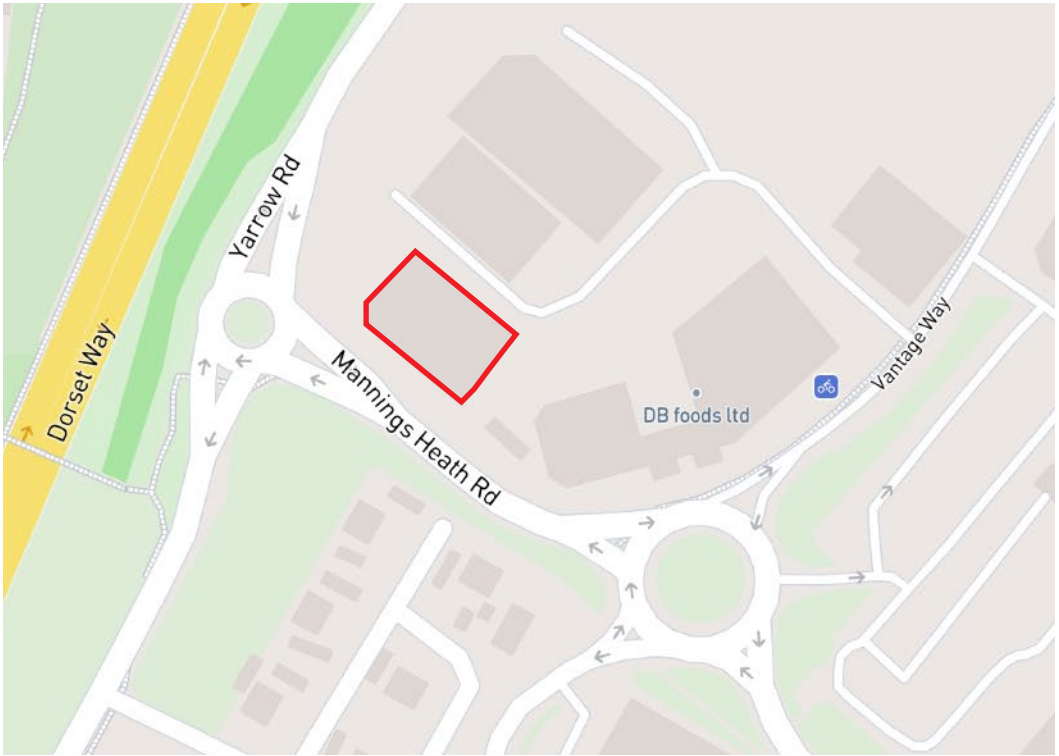
Kitchen/break out area

Up to 22 parking spaces (dependant on configuration




POOLE
TOWN CENTRE
PORT OF POOLE
NUFFIELD IND EST
TowerPark
TESCO
Metro
A3049
THE FULCRUM





LOCATION

The property is located at The Fulcrum, a modern development of industrial and office buildings at Mannings Heath, Poole. Vantage Way is the principal road in the development which is accessed from Mannings Heath Road to the south west. The location has excellent road connectivity being very close to the Dorset Way, a dual carriageway connecting to the A348 Ringwood Road and A35 giving access to the main arterial routes serving the conurbation.

The subject property is located in a prominent and visible position on the corner of Mannings Heath Way, towards the entrance of the Fulcrum development.

DESCRIPTION

The property comprises a detached high bay warehouse/industrial unit of steel portal frame construction with external walls of blockwork inner, brickwork outer construction with microrib cladding to the upper elevations. There is a dual pitched roof of insulated steel profile cladding incorporating daylight panels.

Internally the building is arranged with a ground floor offices and a main warehouse with a part open mezzanine floor. The first floor offices are retained by the landlord with a communal reception area providing access to both floors.

The ground floor offices are recently fitted out to a high specification and include air conditioning, suspended ceilings with inset modular lighting, raised floors incorporating data and power outlets, kitchen facilities and glass partitioned meeting rooms. WC facilities (including DDA compliant WC) are provided on the ground floor together with a shower.

The warehouse is well specified with a power coated floated concrete floor, LED lighting and a large electrical sectional up and over loading door. There is a part open sided mezzanine floor which includes a kitchen at the far end (with a small external balcony). The warehouse benefits from a 6.1m internal eaves height. The building is connected for gas and includes a 3 phase power supply.

Externally the property includes a loading apron and up to 22 demised parking spaces (depending on configuration).

ACCOMMODATION

The property is available in two potential configurations, with approximate gross internal floor areas for each option as follows:

A) Warehouse, mezzanine and ground floor offices

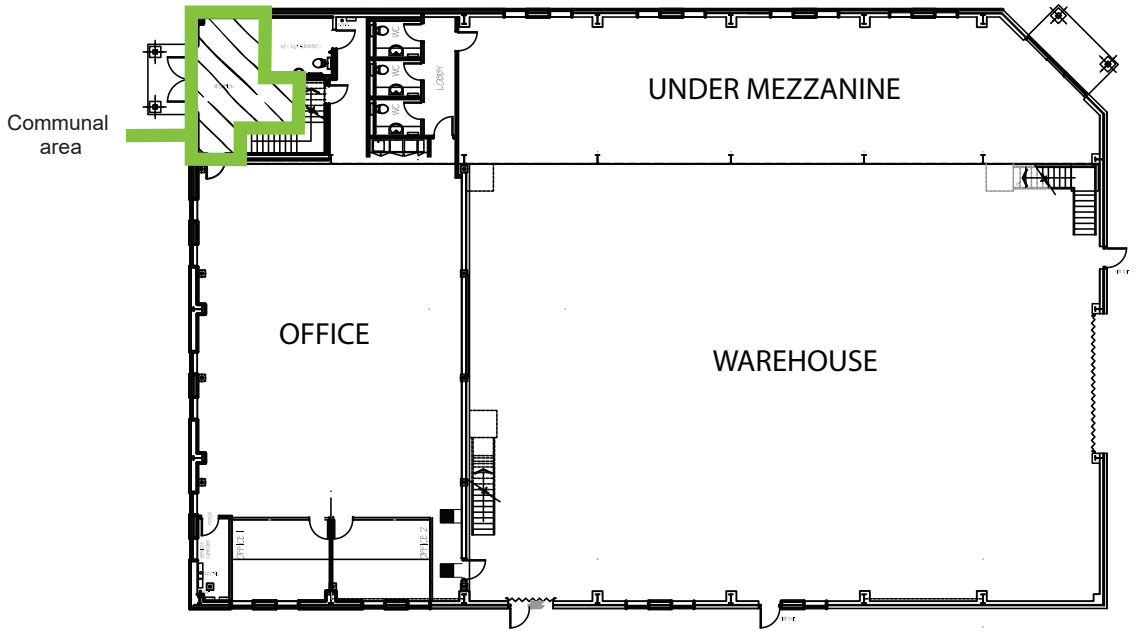
Accommodation	sq m	sq ft
Warehouse	712.75	7,671.98
Ground Floor Office	281.99	3,035.31
Mezzanine (including kitchen)	157.5	1,695.32
Total	**1,152.24**	**12,402.61**

B) Warehouse and mezzanine only

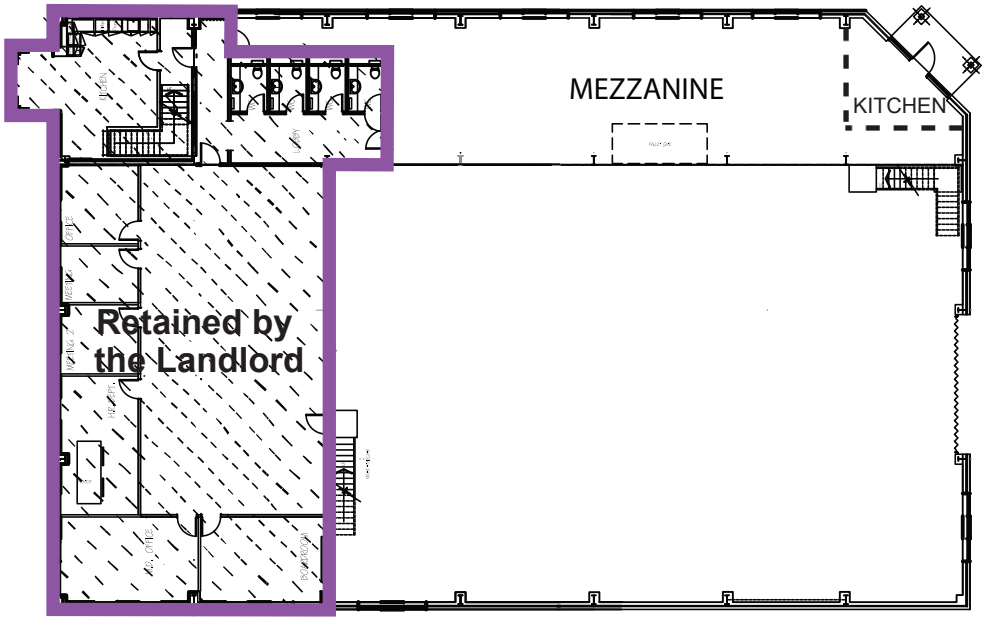
Accommodation	sq m	sq ft
Warehouse	712.75	7,671.98
WC area (adjacent to warehouse)	25.65	276.09
Mezzanine (including kitchen)	157.5	1,695.32
Total	**895.9**	**9,643.39**



GROUND FLOOR



FIRST FLOOR



PLANS PROVIDED FOR IDENTIFICATION PURPOSES ONLY

TENURE
Available by way of a new effective full repairing and insuring sub-lease for a term of up to 7 years (to be granted outside the 1954 Landlord and Tenant Act).

RENT

Accommodation	Rent (per annum exclusive)
Option A - Warehouse, Mezz and GF Office	£109,500
Option B - Warehouse and Mezz only	£82,500

BUSINESS RATES
The Rateable Value of the whole building (including the first floor offices which are not included) is £94,000 (from April 2026). Accordingly, the property is to be reassessed for business rates (depending on configuration).

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

EPC
The property has an EPC rating of A-25.

VIEWING
Strictly by appointment with the sole 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.







