

FOR SALE / TO LET

PROMINENT TWO STOREY OFFICE BUILDING

6,823 SQ FT // 634 SQ M

WITH 28 CAR-PARKING SPACES (1 PER 244 SQ FT)



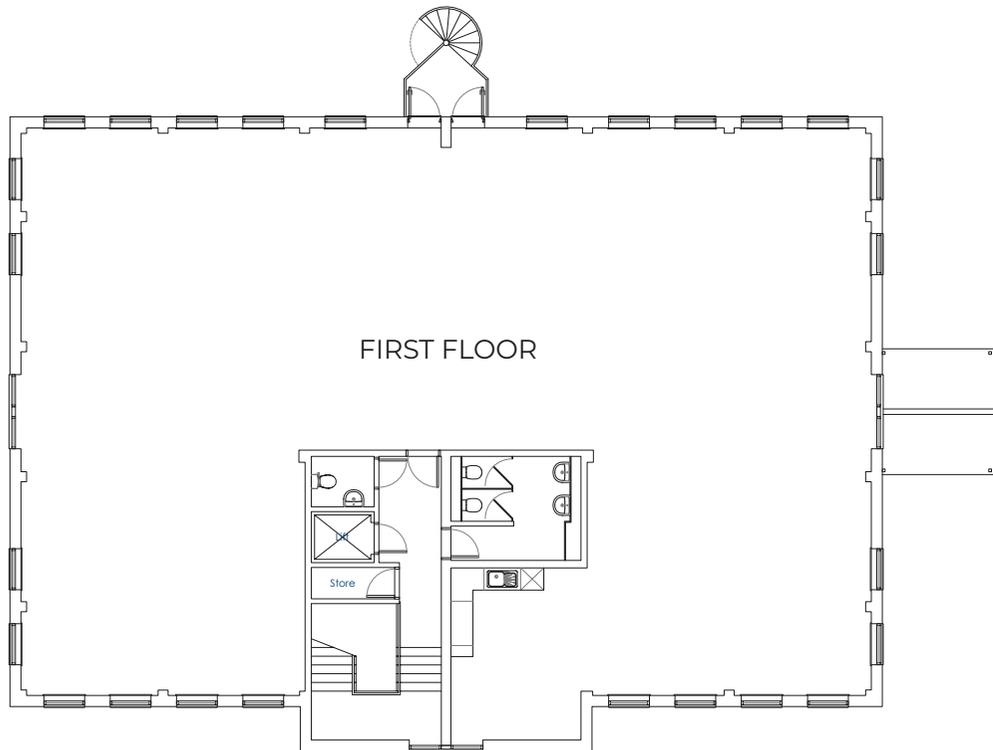
BUSINESS SPACE

goadsby

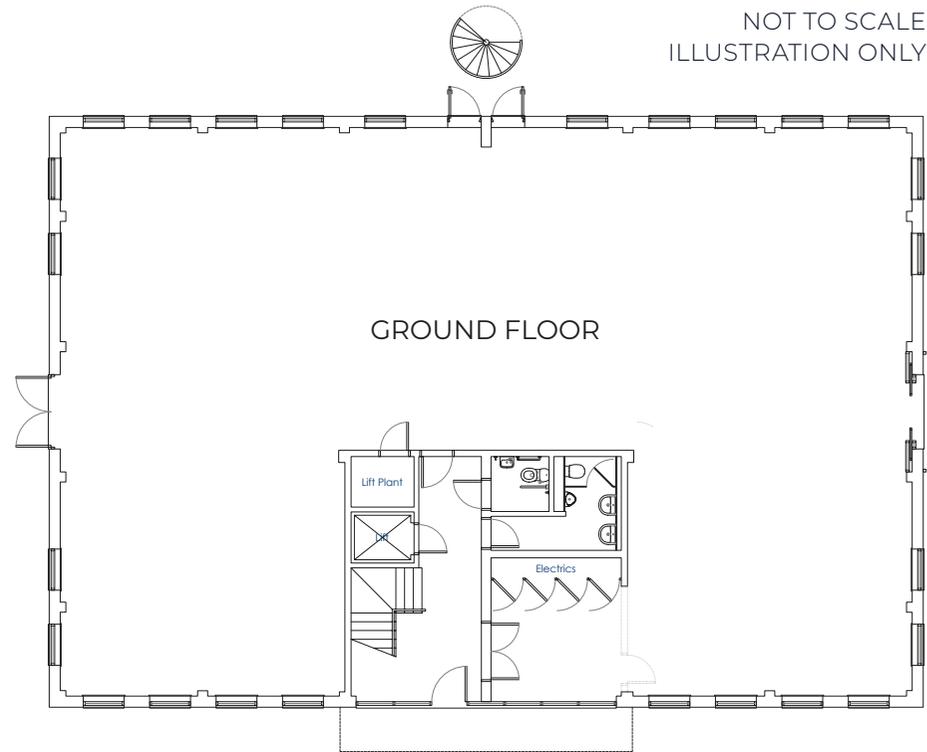
1 NEW FIELDS BUSINESS PARK
STINSFORD ROAD, POOLE, DORSET, BH17 ONF

SUMMARY >

- 6,823 SQ FT
- PROMINENT POSITION AT THE ENTRANCE OF ONE OF POOLE'S PRINCIPAL OFFICE PARKS
- TWO STOREY BUILDING



NOT TO SCALE
ILLUSTRATION ONLY



- 28 ALLOCATED CAR-PARKING SPACES(1 PER 244 SQ FT) PLUS SHARED USE OF VISITOR SPACES
- LIFT
- REQUIRES REFURBISHMENT AND BESPOKE FIT OUT AVAILABLE

David Lloyd
— CLUBS —

Location

New Fields Business Park is situated at the junction of Stinsford Road and Hatch Pond Road on the edge of Nuffield Industrial Estate, Poole.

The development is situated approximately 2.5 miles north of Poole Town Centre and approximately 6 miles from Bournemouth Town Centre.

The Fleetsbridge Interchange, which provides excellent access to the A35 Dorset Way dual carriageway, is approximately 1 mile from the Business Park.

To Broadstone/Wimborne



To Wareham/Dorchester/Weymouth

To Bournemouth/Christchurch

REF:
o23288

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Description

New Fields Business Park is a development of 15 office buildings constructed in the early 1990's and is one of Poole's principal office parks.

Unit 1 is a self-contained, two storey building which is of traditional brick construction under a pitched roof. The accommodation is open plan and the current specification includes the following:

- Cloakroom facilities on each floor
- Suspended ceilings
- Gas central heating
- Inset lighting
- Raised access flooring
- Lift

Parking

Unit 1 benefits from 28 allocated car-parking spaces as illustrated on the attached plan, plus shared use of the communal visitor spaces.

Service Charge

A service charge is payable in respect of the maintenance and repair of the business park's common parts. The budget for Unit 1 is currently £7,334.21 per annum.

Accommodation

	sq m	sq ft
Ground floor	314	3,383
First floor	320	3,440
Total area approx.	634	6,823





Tenure / Price / Rent

The building is available on the following basis:-

1. Virtual freehold – By way of a 999 year lease, subject to a peppercorn rental.

Price (existing condition) - £1.05M plus VAT

Price (refurbished) – Our client is willing to undertake a bespoke fit-out for a purchaser and the price would be dependent upon the level of specification.

OR

2. Leasehold – By way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent (refurbished) – Our client is willing to undertake a bespoke fit-out for a tenant and the rental would be dependent upon the level of specification.

Rateable Value

£92,500 (from 01.04.26)

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.

EPC Rating

C - 64

Viewing

Strictly by prior appointment through the joint sole agents, Goadsby & Sibbett Gregory, through whom all negotiations must be conducted.



James Edwards
james.edwards@goadsby.com
01202 550123 // 07801 734797

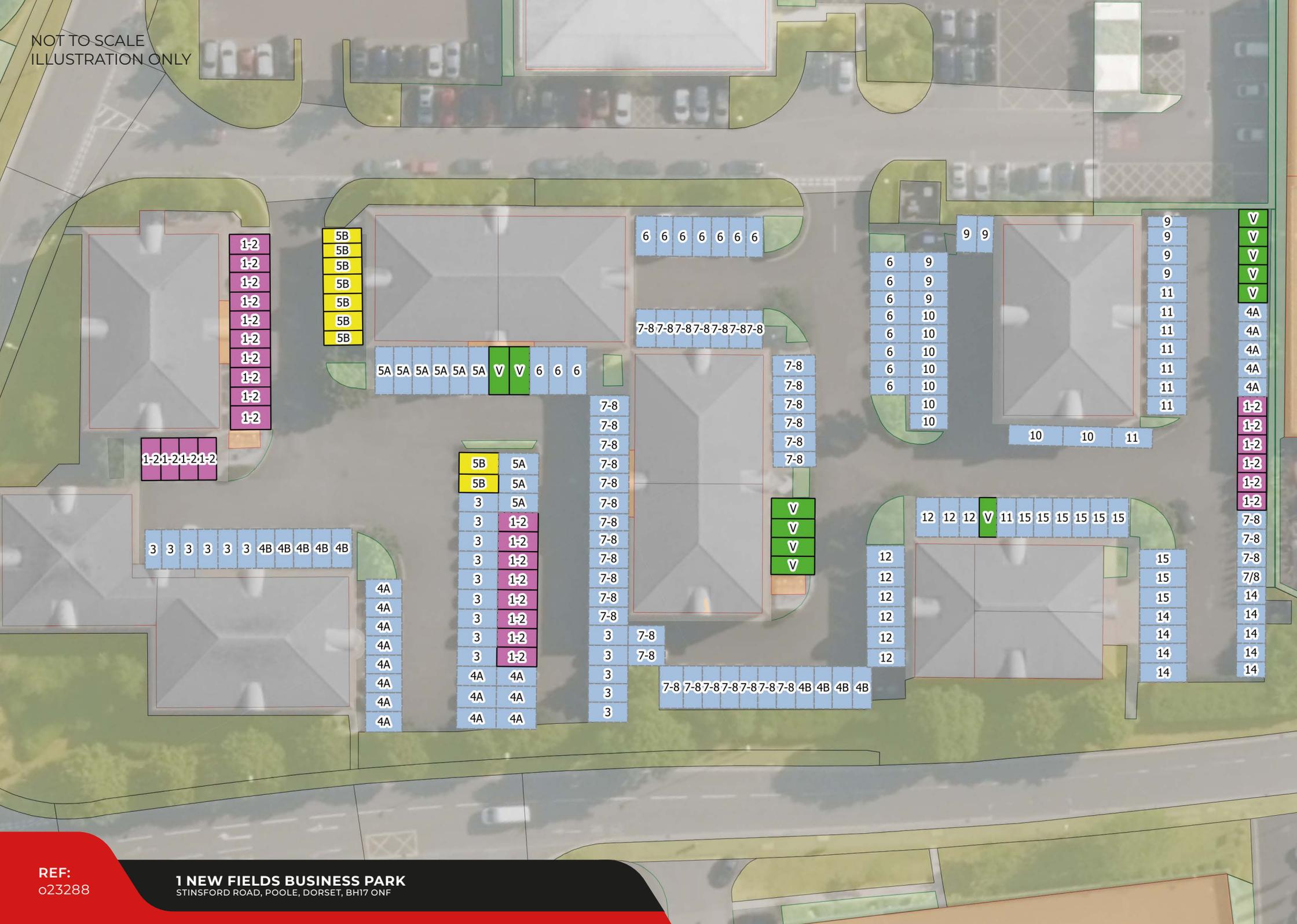


Jayne Sharman
jayne@sibbettgregory.com
07747 773999

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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](#).

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.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)