

PHOTO SHOWS UNIT 7



# FOR SALE

## INDUSTRIAL PREMISES

3,826 SQ FT // 4,365 SQ FT // 8,191 SQ FT

5/6 & 7 THE COURTYARD, THRUSH ROAD, PARKSTONE, POOLE, DORSET, BH12 4NP

UNIT 5/6



# SUMMARY



**Ability**  
To Combine



**Loading**  
Door



**3 Phase**  
Electric Supply



**TBC**  
EPC Rating



**Gas**  
Supply

UNIT 5/6  
UNIT 7

PRICE: £335,000 EXCLUSIVE OF VAT SIZE: 335 SQ M // 3,826 SQ FT  
PRICE: £375,000 EXCLUSIVE OF VAT SIZE: 405 SQ M // 4,365 SQ FT

## UNIT 7



## SPECIFICATION

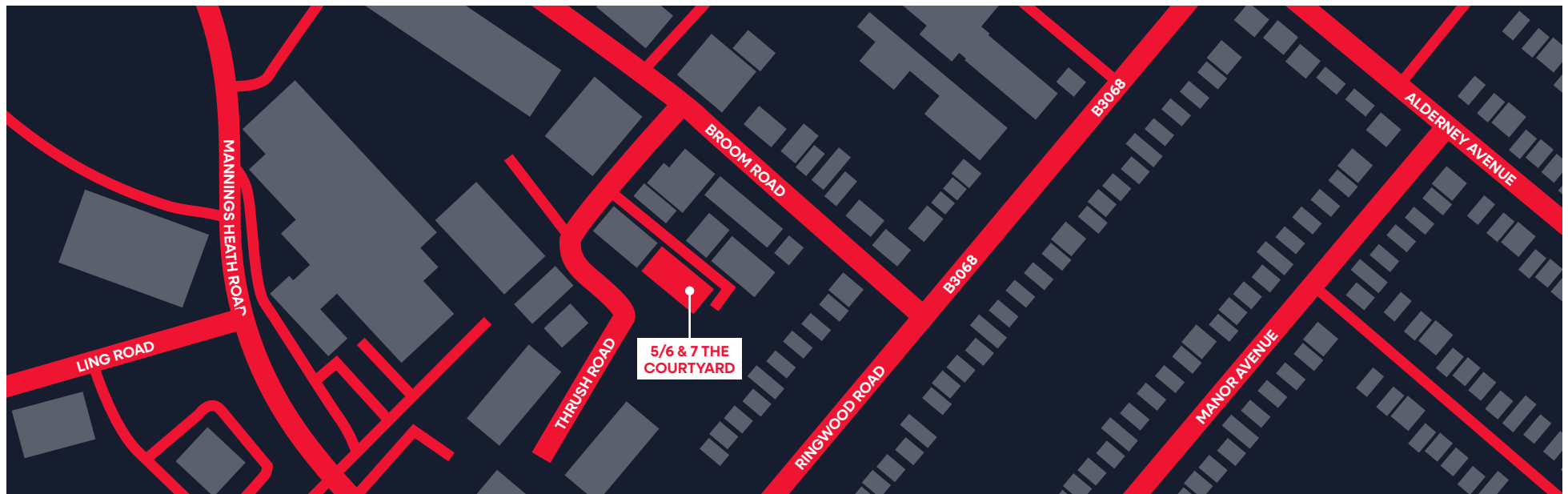
- Detached as a whole (subject to removal of walkway)
- Brick construction
- Profiled Steel cladding to upper elevations
- Steel truss frame
- Pitched roof incorporating translucent daylight panels
- Sectional up and over loading doors, Unit 5/6 c. 3 m wide by 3.1 m high, Unit 7 c. 2.8 m wide by 3.6 m high
- 3 phase electricity supply
- Concrete floor
- Kitchenette
- Male & female toilets
- Personnel door
- Gas

## LOCATION

- 5/6 & 7 The Courtyard, Thrush Road is accessed via Broom Road
- Broom Road leads to Mannings Heath Road which connects to B3068 Ringwood Road and the A3049
- The A3049 connects to the A348 + A347 leading to the A35
- The A35 provides connections to the M27/M3 motorway networks via the A31

## AMENITIES

Tesco	0.8 miles
Tower Park	0.8 miles
Halfords	0.8 miles
McDonald's	0.9 miles
B&M	0.9 miles



The above distances are approximate sourced from google maps.

Maps not to scale, illustration only.

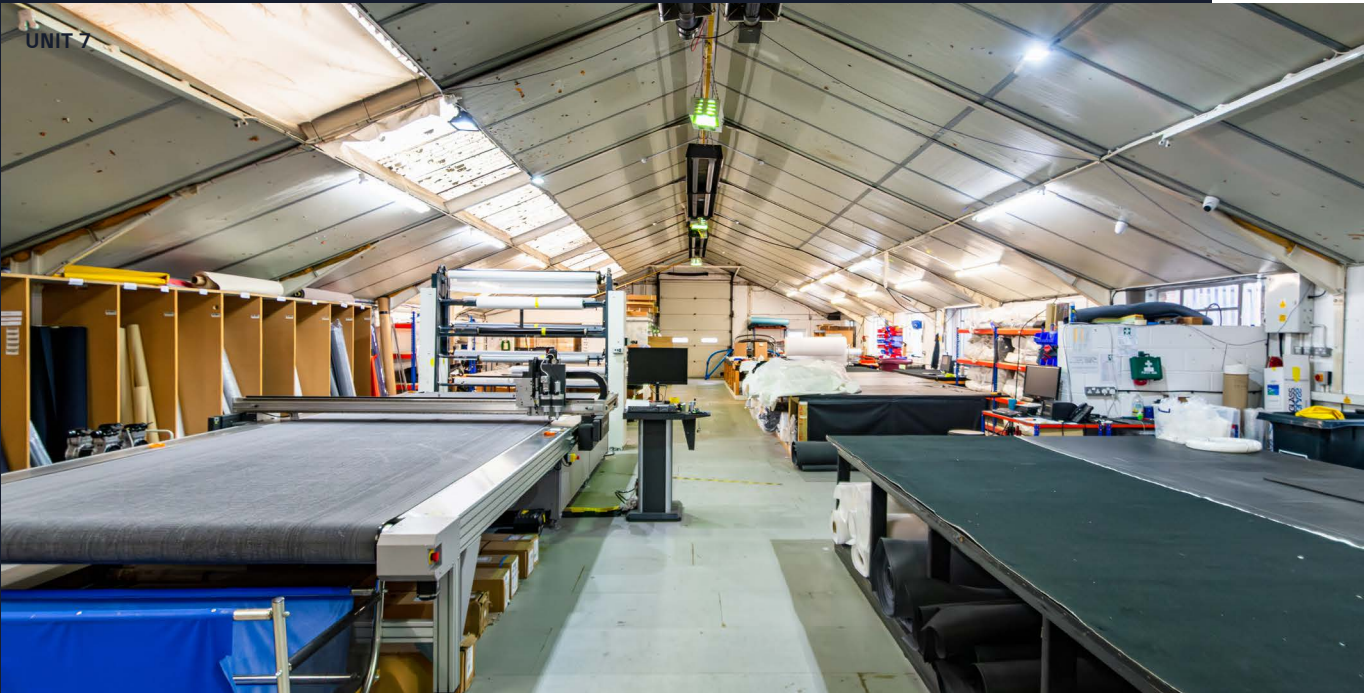
# ACCOMMODATION

Unit 5/6	sq m	sq ft
Ground Floor factory/warehouse	335	3,826
Unit 7		
Ground Floor factory/warehouse	405	4,365
Total	740	8,191

Measured in accordance with the RICS code of measuring practice 6th edition.

# CAR PARKING

Unit 5/6: 4 allocated parking spaces | Unit 7: 4 allocated parking spaces



# TENURE

Freehold with vacant possession.

# PRICES

Unit 5/6	£335,000 exclusive of VAT
Unit 7	£375,000 exclusive of VAT

# EPC RATINGS

To be commissioned.

# RATEABLE VALUES

To be reassessed.

## 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.

## VIEWINGS

Strictly by prior appointment through the sole agents **Goadsby**, through whom all negotiations must be conducted.



**JOSEPH HOLDERNESSE**  
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### 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.

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.

