

Churchill Business Park

Provence Drive, Off Magna Road, Poole, Dorset, **BH11 9FA**



CGI - Illustration Only

FOR SALE

48 brand new industrial/warehouse units with parking

From 1,501 sq ft - 22,560 sq ft

Ready for occupation Q2 2023

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Specification

Each unit will be built to the following specification:

- Brick outer, blockwork inner wall construction
- Steel portal frame
- Trapezoidal/microrib cladding to upper elevations
- Steel clad insulated roof incorporating 10% daylight panels
- UPVC windows at ground and first floor
- Internal eaves height approximately 5.5m
- Power floated concrete ground floor
- Timber decked steel framed mezzanine with steel staircase
- LED Lighting & 3 phase electricity
- Electric roller shutter door
- BT fibre broadband
- Unisex disabled WC
- UPVC Personnel door
- Allocated car-parking
- 1 no. electric car charging point per unit
- Kitchenette

Specification could be subject to change depending on material availability



Location

 what3words [reflect.opts.scouts](https://www.reflect.opts.scouts)

Churchill Business Park is located approximately 3 miles from the A31 and is accessed from Provence Drive via the A341 Magna Road which connects to the A349. The A349 leads to the A31 which provides connections to the M27 and M3 to the North East and the A35 to the West.

Approximate distances by car: 

A31: 3 miles **Bournemouth:** 6 miles **Poole:** 6 miles **M27:** 28 miles **Southampton:** 31 miles **Winchester:** 42 miles **M3:** 42 miles **London:** 108 miles

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The Site



Indicative only

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Availability

Approximate gross internal areas, scaled off plan

Block	Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Parking Spaces	Price (exc. of VAT)	Service Charge
Block A	1	1,506	750	2,256	4	£445,000	£797
Block A	2	1,506	750	2,256	4	£445,000	£797
Block A	3	1,506	750	2,256	4	£445,000	£797
Block A	4	1,506	750	2,256	4	£445,000	£797
Block A	5	1,506	750	2,256	4	£445,000	£797
Block A	6	1,506	750	2,256	4	£445,000	£797
Block A	7	1,506	750	2,256	4	£445,000	£797
Block A	8	1,506	750	2,256	4	£445,000	£797
Block A	9	1,506	750	2,256	4	£445,000	£797
Block A	10	1,506	750	2,256	4	£445,000	£797
Block B	11	1,001	500	1,501	3	£299,500	£564
Block B	12	1,001	500	1,501	3	£299,500	£564
Block B	13	1,001	500	1,501	3	£299,500	£564
Block B	14	1,001	500	1,501	3	£299,500	£564
Block B	15	1,001	500	1,501	3	£299,500	£564
Block B	16	1,001	500	1,501	3	£299,500	£564
Block B	17	1,001	500	1,501	3	£299,500	£564
Block B	18	1,001	500	1,501	3	£299,500	£564
Block C	19	1,001	500	1,501	3	£299,500	£564
Block C	20	1,001	500	1,501	3	£299,500	£564
Block C	21	1,001	500	1,501	3	£299,500	£564
Block C	22	1,001	500	1,501	3	£299,500	£564
Block C	23	1,001	500	1,501	3	£299,500	£564
Block C	24	1,001	500	1,501	3	£299,500	£564

Block	Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Parking Spaces	Price (exc. of VAT)	Service Charge
Block C	25	1,001	500	1,501	3	£299,500	£564
Block C	26	1,001	500	1,501	3	£299,500	£564
Block C	27	1,001	500	1,501	3	£299,500	£564
Block C	28	1,001	500	1,501	3	£299,500	£564
Block C	29	1,001	500	1,501	3	£299,500	£564
Block D	30	1,001	500	1,501	3	£299,500	£564
Block D	31	1,001	500	1,501	3	£299,500	£564
Block D	32	1,001	500	1,501	3	£299,500	£564
Block D	33	1,001	500	1,501	3	£299,500	£564
Block D	34	1,001	500	1,501	3	£299,500	£564
Block D	35	1,001	500	1,501	3	£299,500	£564
Block D	36	1,001	500	1,501	3	£299,500	£564
Block D	37	1,001	500	1,501	3	£299,500	£564
Block D	38	1,001	500	1,501	3	£299,500	£564
Block D	39	1,001	500	1,501	3	Under Offer	£564
Block E	40	1,001	500	1,501	2	Under Offer	£564
Block E	41	1,001	500	1,501	2	Under Offer	£564
Block E	42	1,001	500	1,501	2	Under Offer	£564
Block F	43	1,001	500	1,501	2	Under Offer	£564
Block F	44	1,001	500	1,501	2	£299,500	£564
Block F	45	1,001	500	1,501	2	£299,500	£564
Block F	46	1,001	500	1,501	2	£299,500	£564
Block F	47	1,308	650	1,958	3	£395,000	£706
Block F	48	1,095	500	1,595	2	£325,000	£607

VAT will be added to all prices

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Tenure

For Sale virtual freehold; a 999 year lease subject to a peppercorn rental.

Rateable Value

To be assessed following practical completion.

Permitted Use

Detailed planning permission has been granted for Use Classes B1c (Light Industrial), B2 general industrial and B8 storage and distribution uses not including special industrial groups A-E (use classes B3-B7). We would urge all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises.

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. The service charge for each unit is shown in the availability table.

Legal Costs

Each party is 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 tax in the subject case.

EPC Ratings

Energy performance certificates will be obtained upon practical completion.

Further information



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Important

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.

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