

TO LET
INDUSTRIAL/WAREHOUSE PREMISES
518 SQ M // 5,577 SQ FT
PLUS 1,873 SQ FT GATED COMPOUND



BUSINESS SPACE



UNIT 15 FLEETS INDUSTRIAL ESTATE
WILLIS WAY, POOLE, DORSET, BH15 3SU

SUMMARY >

- MID TERRACE
- GROUND FLOOR - 4,912 SQ FT
- FIRST FLOOR OFFICES - 665 SQ FT
- INTERNAL EAVES HEIGHT - 6M
- GATED COMPOUND - 1,873 SQ FT
- AVAILABLE BY WAY OF A NEW LEASE

RENT: £55,750 PER ANNUM
EXCLUSIVE OF VAT AND ALL OUTGOINGS

Sovereign
Business Centre

Fleets Industrial Estate

ESS

WILLIS W

PARKING &
LOADING
APRON

GATED
COMPOUND

8 ALLOCATED CAR
PARKING SPACES
ELSEWHERE
IN THE
DEVELOPMENT

REF:
W23907

UNIT 15 FLEETS INDUSTRIAL ESTATE
WILLIS WAY, POOLE, DORSET BH15 3SU



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Location

- Willis Way has almost direct access to the A350 Holes Bay Relief Road via Broadstone Way
- The A350 provides excellent road communications towards Dorchester and beyond via the A35
- Willis Way also connects to Fleets Lane which joins the main Fleetsbridge Interchange with communications north-eastwards towards the A31 via the A3049/A348, which ultimately connects to the M27/M3 motorway networks

Description

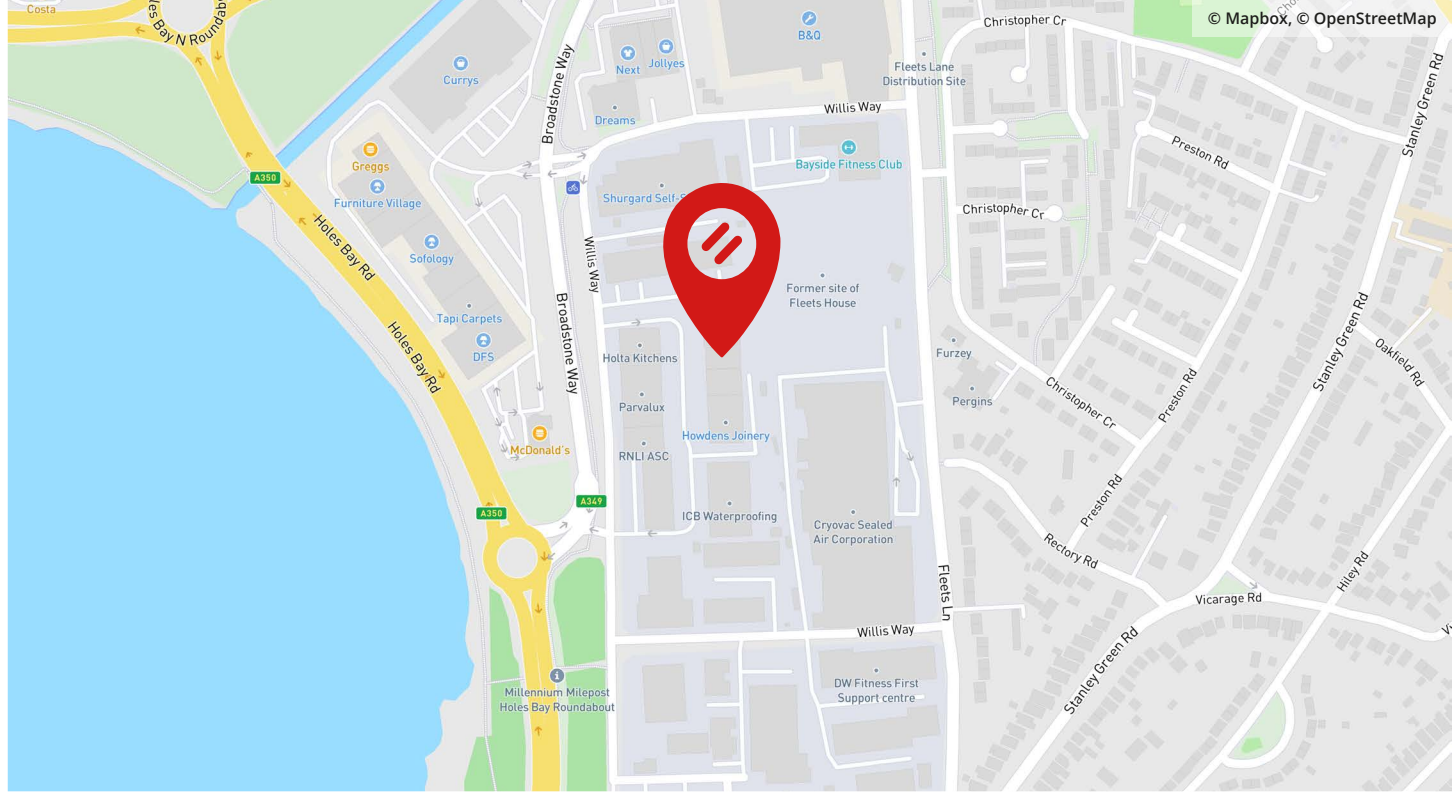
- Mid-terrace
- Brick outer, blockwork inner wall construction
- Steel portal frame
- Pitched overlaid roof incorporating translucent daylight panels
- Concrete ground floor
- Internal eaves height of approximately 6m
- Sectional up and over loading door
- Separate personnel door
- Ground floor office, kitchenette and cloakroom/shower facilities
- First floor offices
- 3 phase electricity and gas available
- Concrete loading apron and forecourt providing parking
- Gated compound area to the rear extending to approximately 1,873 sq ft
- Additional 8 allocated car-parking spaces elsewhere within the development

Accommodation

	sq m	sq ft
Ground floor factory/warehouse	456	4,912
First floor offices	62	665

Total gross internal area approx. 518 5,577

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

Rent

£55,750 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

Rateable Value

£35,000 (from 1.4.23)

EPC Rating

D - 92

Service Charge

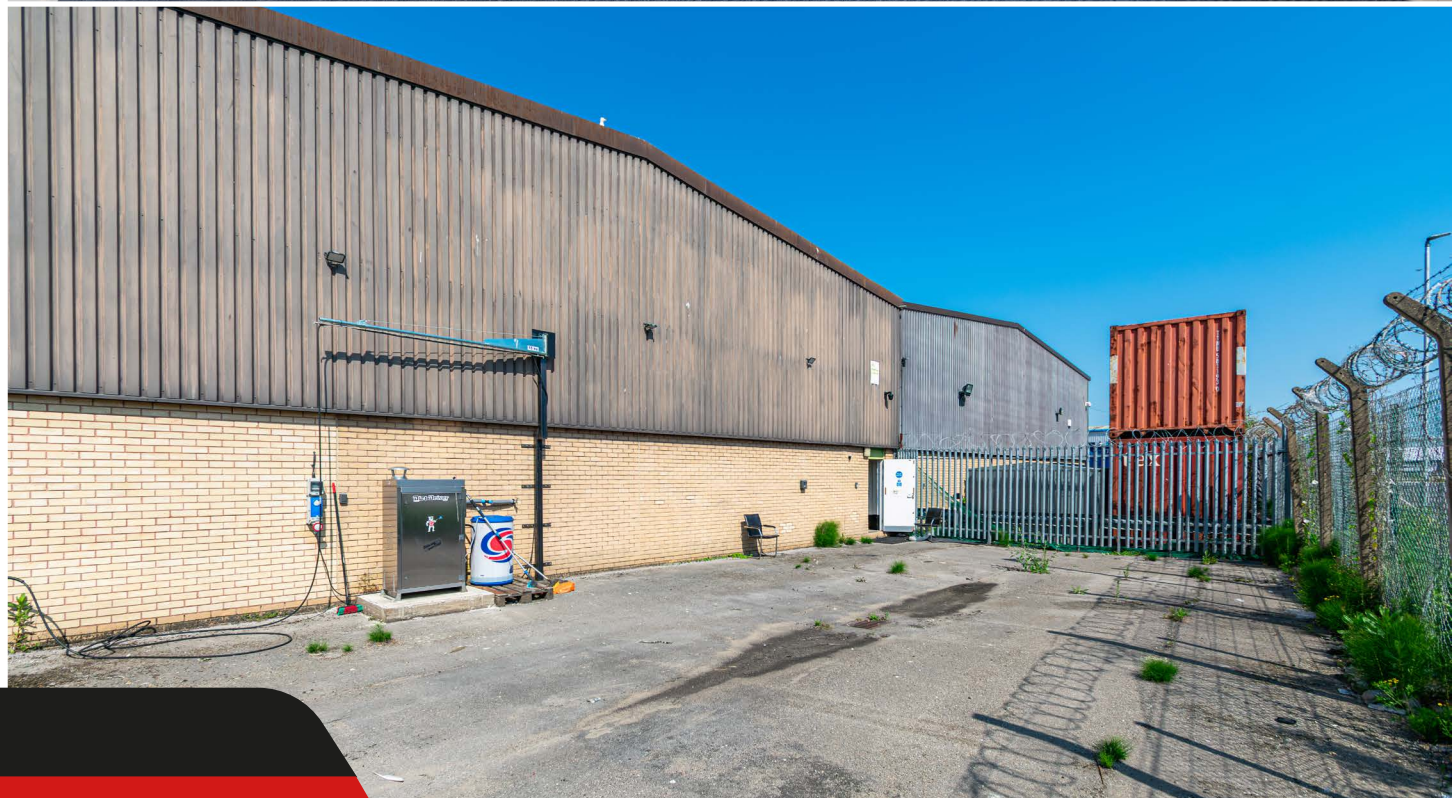
A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate which is currently budgeted at £210 plus VAT per quarter.

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 this tax in the subject case



Viewings

Strictly by prior appointment through the joint agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



James Edwards
james.edwards@goadsby.com
07801 734797



Steve Tomkins
stevet@nettsawyer.co.uk
01202 556491

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**.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.