

INVESTMENT FOR SALE

FREEHOLD INDUSTRIAL PREMISES

TOTAL APPROX. 196.96 SQ M (2,120 SQ FT)



**sibbett
gregory**



UNIT 12 GLENMORE BUSINESS PARK, BLACKHILL ROAD, HOLTON HEATH, POOLE, DORSET, BH16 6NL

- Modern mid-terrace industrial unit with 3 parking spaces
- Prominent position facing entrance to Glenmore Business Park
- Freehold interest
- Let to Crafty Capers Ltd up to 31 March 2031
- Passing rent £19,500 pa increasing on 1 April 2029 to £21,500 to the end of the lease
- Price £310,000 exclusive





LOCATION

The unit is situated within the popular Glenmore Business Park which is accessed from Blackhill Road at Holton Heath Trading Park, Poole.

Holton Heath Trading Park is an established and popular industrial location situated approx. 5 miles to the west of Poole Town Centre with access from the A351 Wareham Road, which links with the A35 approx. 1 mile to the north.

DESCRIPTION

The unit is constructed by means of a steel portal frame with elevations of facing brickwork and cladding under an insulated steel profile roof incorporating roof lights.

The premises are configured on the ground floor to provide industrial/workshop accommodation, a kitchen and disabled WC. The first floor comprises two partitioned offices together with a mezzanine storage area.

The unit benefits from:-

- Aluminium double glazed personnel entrance with electric security shutter
- Loading access door
- Fire and security alarms
- Three phase electricity
- Capped gas supply
- Aluminium double glazed windows
- Eaves height c. 6m
- Three parking spaces are provided at the front of the unit.

Disclaimer: Internal photographs show the property before tenant occupation and are for illustrative purposes only

ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	sq m	sq ft
Ground floor industrial	112.51	1,211
First floor mezzanine	84.45	909
Total	196.96	2,120



Photos taken prior to current tenancy

TENANCY

The property is let to Crafty Capers Ltd on a 5 year Lease from 1 April 2026 at a passing rent of £19,500 per annum increasing to £21,500 from 1 April 2029 to the end of the lease. The lease is granted on a full repairing and insuring basis.

PRICE

£310,000 exclusive.

VAT

The property is elected for VAT and we anticipate the sale will be undertaken as a Transfer of a Going Concern (TOGC).

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

EPC

The property has a rating of E-117.

VIEWING

Viewing by appointment with the 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.

