

# TAVIS HOUSE BUSINESS CENTRE POOLE

TO LET / MAY SELL

**38,151 - 88,277 SQ FT**  
(3,544.22 - 8,200.93 SQM)  
2 BRAND NEW INDUSTRIAL /  
WAREHOUSE UNITS TO LET / FOR SALE  
**FLEETS LANE POOLE, BH15 3BP**



# UNITS FROM 38,151 SQ FT TO 88,277 SQ FT



COBB'S QUAY  
MARINA



A350

TO POOLE

A350



carpetright.

HOWDENS

Faerch  
group



Fitness First

SHURGARD  
SELF-STORAGE

next

FLEETS LANE

B&Q

**TAVIS HOUSE BUSINESS CENTRE, IS A HIGH BAY INDUSTRIAL / WAREHOUSE DEVELOPMENT, AVAILABLE FOR IMMEDIATE OCCUPATION.**

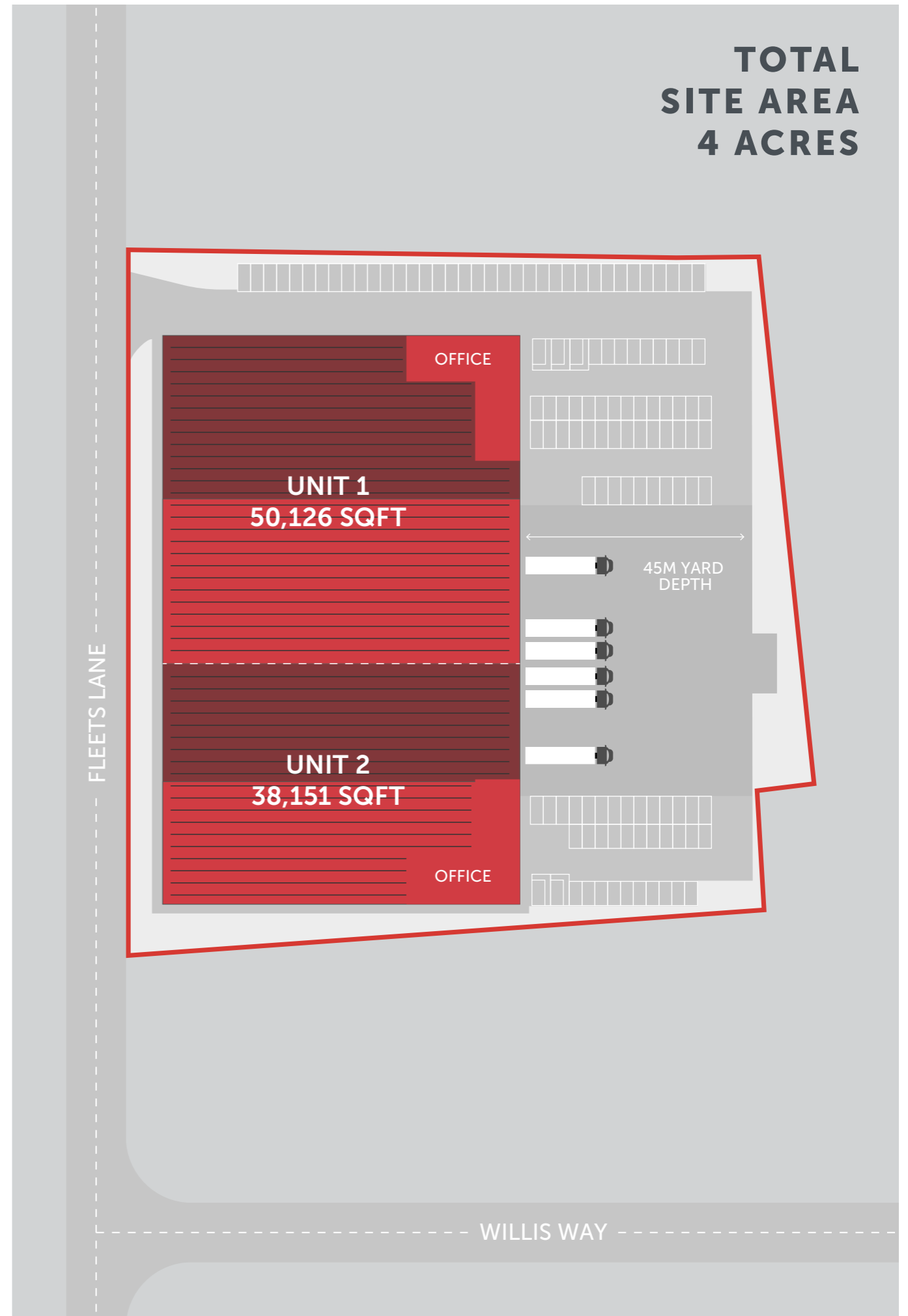
- 45 kN/m2 Floor Loading
- 123 Car Parking Spaces
- 45m Yard Depth
- EV Charging Points
- 750 kVa Power Supply
- BREEAM Excellent
- Planning for E(g)(iii), B2 and B8
- Detached Self Contained Units
- Solar PV Roof Panels
- Up to 1 MVA Power Supply Available (On Application)
- EPC Grade A
- 9.4m Internal Eaves Height
- Secure Yard

**ACCOMMODATION**

UNIT 1	SQ FT	UNIT 2	SQ FT
INDUSTRIAL WAREHOUSE	46,826	INDUSTRIAL WAREHOUSE	34,851
FIRST FLOOR OFFICES	3,300	FIRST FLOOR OFFICES	3,300
<b>TOTAL (GEA)</b>	<b>50,126</b>	<b>TOTAL (GEA)</b>	<b>38,151</b>
<b>COMBINED UNIT 1 &amp; 2 TOTAL (GEA)</b>		<b>88,277</b>	



**TOTAL SITE AREA 4 ACRES**



# THE UNITS



UNIT 1



PARKING



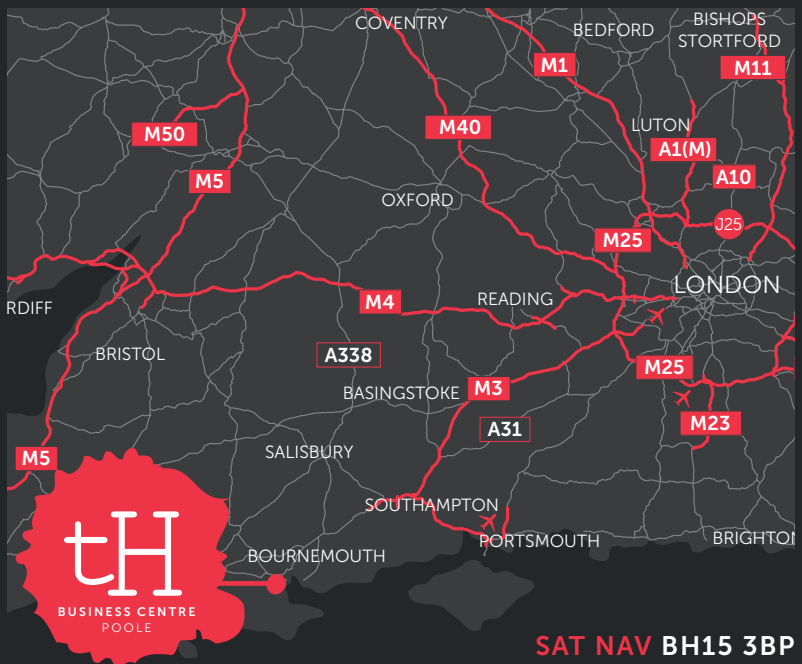
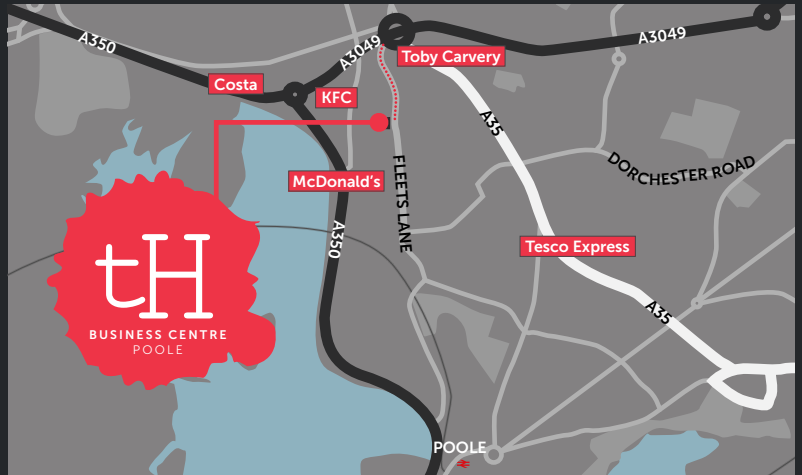
UNIT 2

# PRIME LAST MILE LOCATION

Tavis House Poole is excellently positioned in the heart of a well established industrial and distribution location serving Poole and the wider region. Poole benefits from strong links to the A35 and the A3049 to the east which provides access to Junction 1 of the M27 via the A348 and A31.

Situated on Fleets Lane at the former Sealed Air site, Tavis House Poole will offer two high quality industrial / warehouse units.

Poole Town Centre and Poole Station are located 1 mile to the south. The train station provides direct access to London Waterloo in just over 2 hours.



**SAT NAV BH15 3BP**



A35	3 MINUTES
A31	10 MINUTES
M27 JUNCTION 1	35 MINUTES
M3 JUNCTION 14	38 MINUTES



POOLE	5 MINUTES
BOURNEMOUTH	16 MINUTES
SOUTHAMPTON	45 MINUTES
LONDON	2 HOURS



POOLE TRAIN STATION	5 MINUTES
BOURNEMOUTH AIRPORT	18 MINUTES
SOUTHAMPTON AIRPORT	40 MINUTES
HEATHROW AIRPORT	1 HOUR 30 MINUTES

## TERMS

The units are also available on a freehold basis terms on application.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates assessment.

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends use of professional advice from a surveyor or solicitor before agreeing or signing a Business Tenancy/ Lease Agreement. The Code is available upon request.



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