

**CGI - Adjusted Photo**

Shows appearance of cladding and roller door after planned redecoration.



# TO LET

Modern Business Premises  
Occupying A Prominent Position  
At The Entrance To One Of Poole's  
Premier Business Centres

**463 SQ M (4,988 SQ FT)**

**Suitable For A Variety Of Uses Including  
Trade/Industrial/Warehouse**

**UNIT 1, FLETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF**

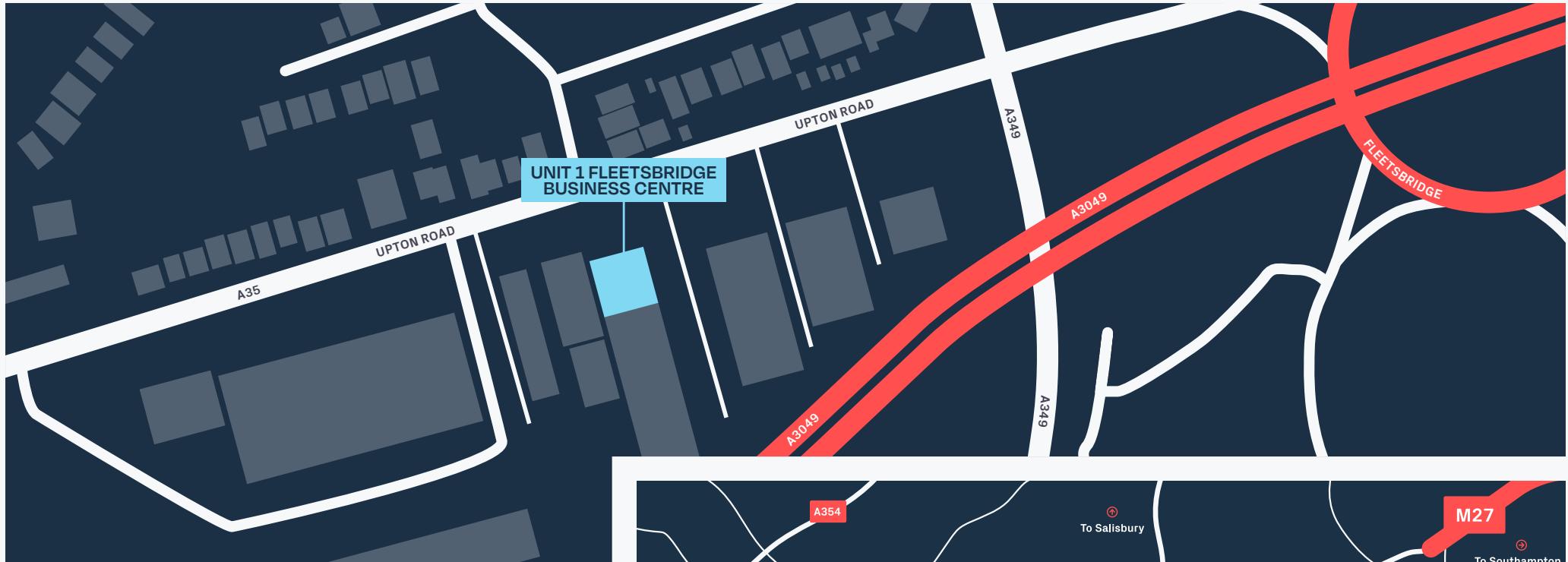


Unit 1, Fleetsbridge Business Centre extends to approximately **4,988 sq ft** and comprises an **end of terrace** unit with **excellent road frontage.**

## RENT

**£50,000 per annum** exclusive of VAT and all outgoings.

UNIT 1, FLEETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF



## LOCATION

- The unit occupies a prominent position at the entrance to Fleetsbridge Business Centre which is accessed directly from the A35 Upton Road.
- The A35 connects to the A350 providing communications westwards towards Dorchester.
- Fleetsbridge interchange is approximately 380 metres from the business centre which connects to the A31 via the A349.
- Poole town centre is approximately 3 miles to the south and Bournemouth town centre is approximately 7.5 miles to the east.



UNIT 1, FLEETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF



The colour finish of all the cladding of the elevations and the roller door will be redecorated prior to a new tenant taking occupation. At the same time the inside areas of the property will be repaired and refreshed.

UNIT 1, FLEETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF



## DESCRIPTION

- Brick outer, blockwork inner wall construction.
- Feature curtain walling
- Steel portal frame
- Pitched roof incorporating translucent daylight panels.
- Internal eaves height of approximately 6.5 metres.
- Loading door measuring approximately 3.98 m wide x 4.46 m high.
- Cloakroom facilities.
- Two separate personnel doors.
- Kitchenette
- Two storey administration section with offices at ground and first floors.
- Three-phase electricity and gas available.
- Tarmacadam loading forecourt.
- 19 allocated car parking spaces.



## ACCOMMODATION

|  | sq m       | sq ft        |
|--|------------|--------------|
| Factory/Warehouse                        | 260        | 2,799        |
| Ground Floor Administration              | 91         | 981          |
| First Floor Administration               | 112        | 1,208        |
| <b>Total Gross Internal Area approx.</b> | <b>463</b> | <b>4,988</b> |

UNIT 1, FLEETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF

## LEASE

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

## RENT

**£50,000 per annum** exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

## RATEABLE VALUE

£59,000 (from 1st April 2026)

## EPC RATING

D - 92

The rateable value incorporates an assessment for the mezzanine floor of £18,116. Our client will be removing the mezzanine floor and advising the Valuation Office. It is expected that the rateable value will be reduced as a result of this. The landlord is dealing with an application to reassess the rateable value.

## SERVICE CHARGE

A service charge is payable in respect of the maintenance, management and upkeep of the common parts within the business park. Interest parties are advised to make further enquiries.

## 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 joint sole agents, through whom all negotiations must be conducted.



01202 550055

### JAMES EDWARDS

james.edwards@goadsby.com  
07801 734797



### JAYNE SHARMAN

jayne@sibbettgregory.com  
07747 773999

## 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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

### FINANCIALS

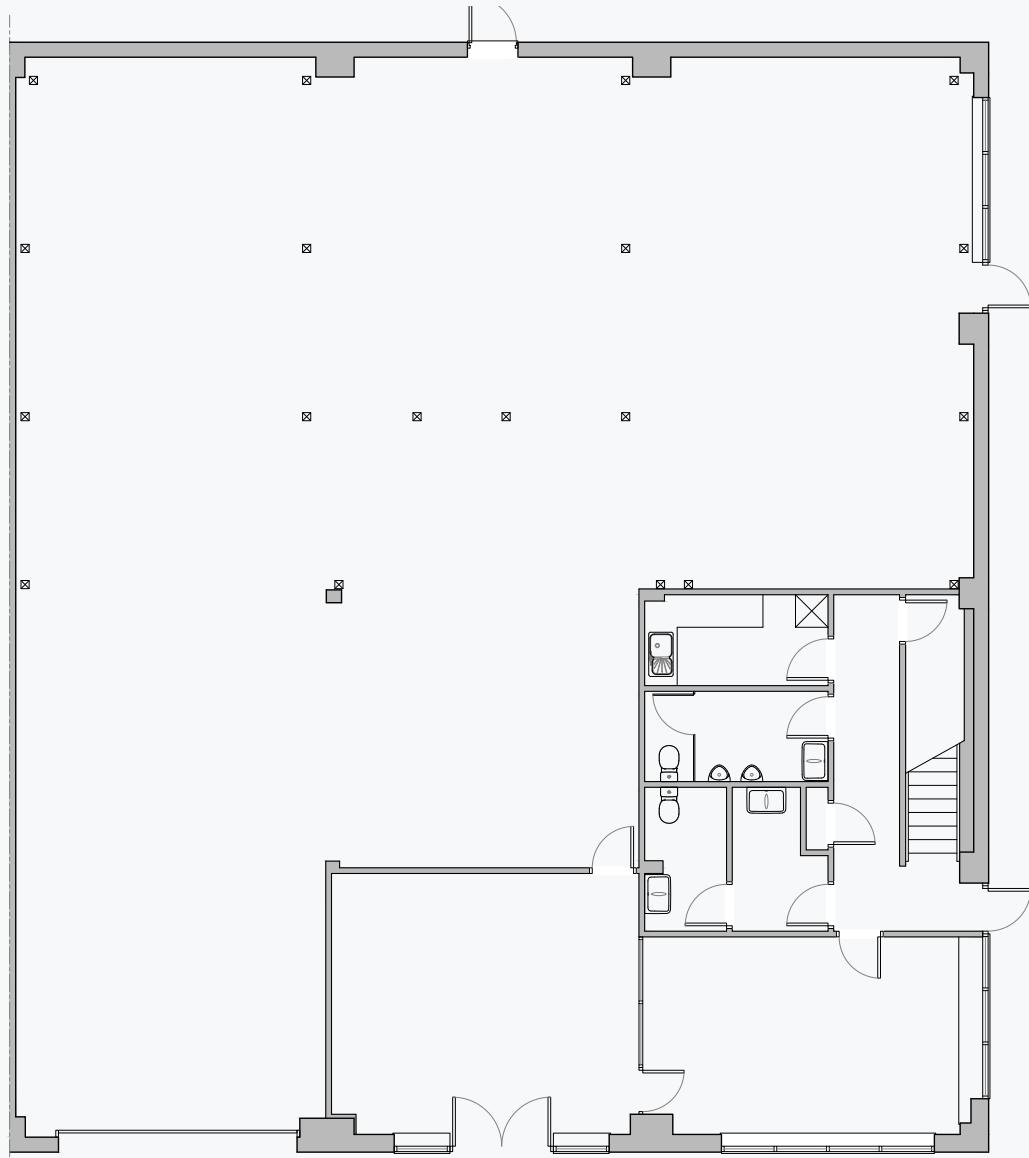
Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the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

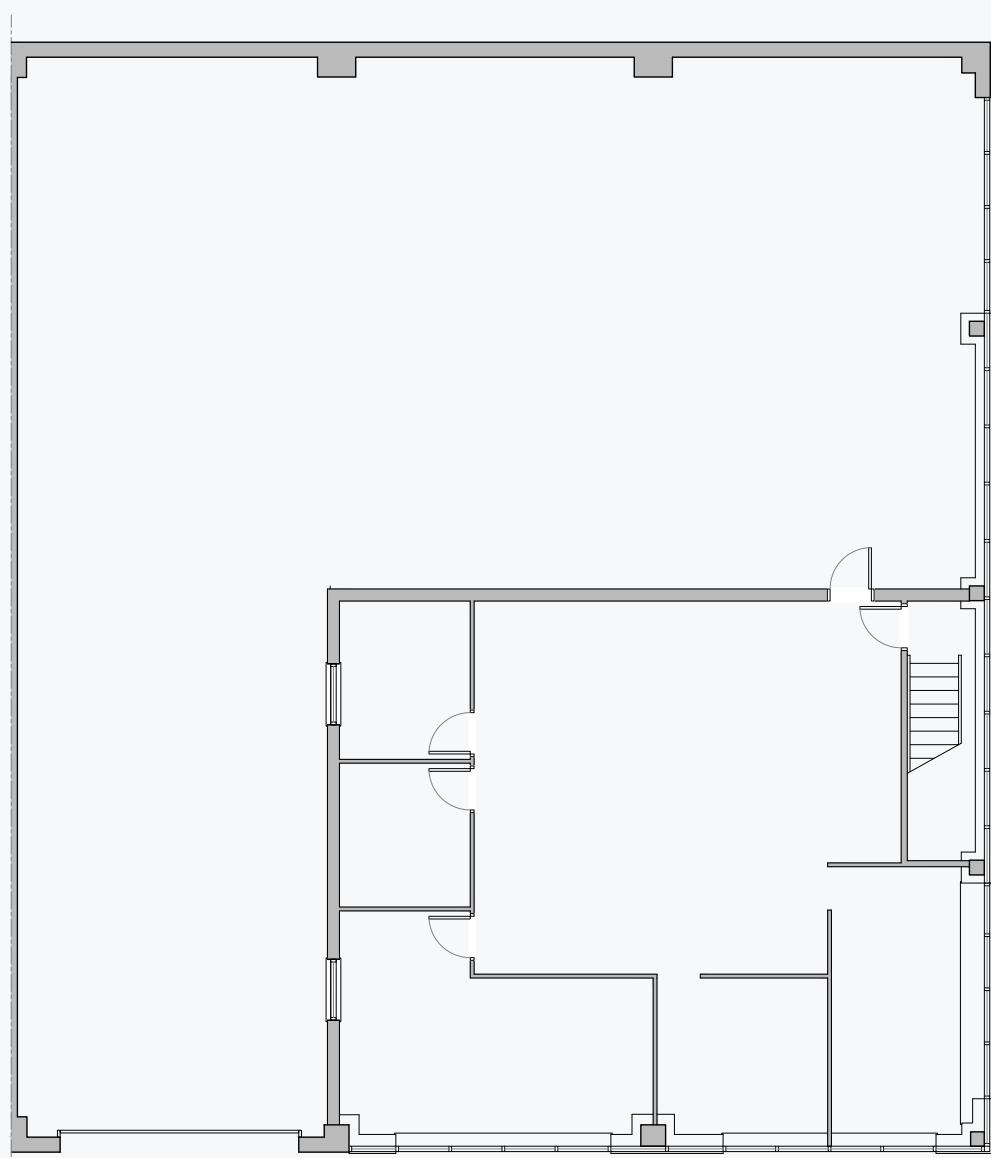
UNIT 1, FLEETSBRIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF

## FLOOR PLANS

NOT TO SCALE - ILLUSTRATION ONLY



GROUND FLOOR



FIRST FLOOR

UNIT 1, FLEETSBIDGE BUSINESS CENTRE, UPTON ROAD, POOLE, DORSET, BH17 7AF