

ON BEHALF OF



TO LET

MODERN INDUSTRIAL/TRADE UNIT
APPROX. 257.8 SQ M (2,775 SQ FT)

Unit 1 New Harbour Road, Port of Poole, Poole, BH15 4AJ



**sibbett
gregory**

- Gross internal area of approx. 257.8 sq m (2,775 sq ft)
- Eaves height 6.7m high
- Semi-detached unit
- Dedicated forecourt
- 5 parking spaces



LOCATION

The property is located on New Harbour Road within the Port of Poole. New Harbour Road connects with New Quay Road which in turn links to Bridge Approach at Poole Quay and Blandford Road (B3068). The property has excellent access to A350 Holes Bay Road which leads to A35 dual carriageway providing connectivity to both Dorchester and Bournemouth.

The Port of Poole is situated 1.5 miles to the south of Poole town centre with has both bus and train stations together with the Dolphin Shopping Centre. Poole Quay is within easy walking distance which provides a variety of hospitality and leisure facilities.

AMENITIES

The following amenities are located within the immediate vicinity of the property:

- Poole Quay (1 mile)
- Dolphin Shopping Centre (1.5 miles)
- Travelodge (1.3 miles)
- Poole train station (1.5 miles)
- Poole bus station (1.6 miles)

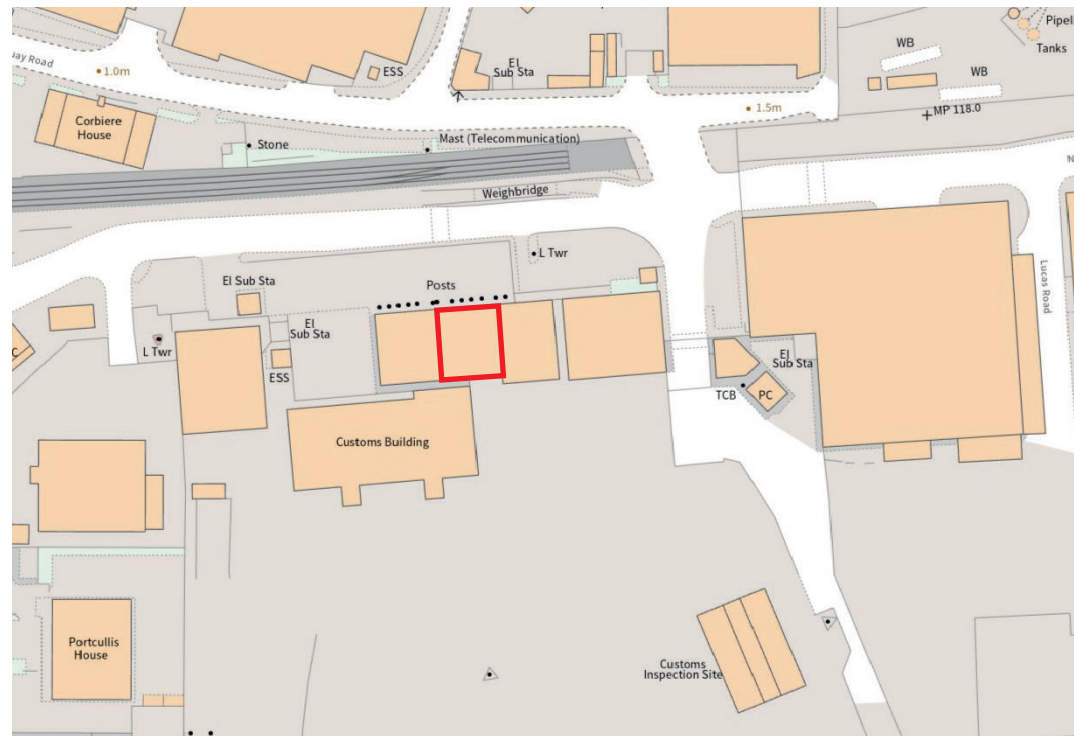
DESCRIPTION

The property comprises a modern, semi-detached industrial/trade unit with a dedicated forecourt and 5 demised parking spaces at the front.

The unit is of steel frame construction with external clad elevations. There is a personnel door and a full height loading door together with high level windows and translucent daylight roof panels.

The unit has a 3 phase power supply and suspended LED lighting. The premises do not currently include any welfare facilities although there are capped off water and waste services available. The unit benefits from a 6.7m internal eaves height and a loading door of 3.5m wide x 5.2m high.

The property comprises a gross internal area of approx. 257.8 sq m (2,775 sq ft).



TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£33,300 per annum exclusive of business rates, building insurance and VAT.

BUSINESS RATES

To be assessed.

EPC

EPC C-58

VIEWING

Strictly by appointment with the Sole Agent, 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.