



TO LET

Unit C6 Admiralty Park, Station Road, Holton Heath, Poole, BH16 6HX

Modern Light Industrial Workshop/Storage premises

- Approx. 70.2 sq m (756 sq ft)
- Three-phase electricity
- End of Terrace
- Rent £8,950 per annum exclusive
- 2 allocated parking spaces
- No motor trade uses

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LOCATION

Admiralty Park comprises the former Royal Naval Cordite Factory (RNCF) set within a mature parkland setting extending to around 42 acres. The site is accessible from Station Road off the A351 Sandford Road and by means of a newly formed access from Holton Road, Holton Heath Trading Estate.

Poole Town Centre is approximately 15-minutes drive via the A351, the A35 and then the A350. Wareham is situated approximately 3 miles to the Southwest.

Holton Heath Train Station is located within 50m of the southern boundary of the site providing rail links to Weymouth and London Waterloo.

DESCRIPTION

The development comprises modern industrial units of steel portal frame construction with composite panels to the front elevations under steel profile insulated sheet roofs. The unit has the following specification:

- Manual loading door 3.7m x 3.8m
- Three phase electricity supply
- LED lighting
- Sink and worktop unit
- Translucent daylight panels
- Single WC

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m
Ground	756	70.23
Total	756	70.23

TERMS

The unit is available on a new Full Repairing & Insuring Lease for a minimum term of 3 years.

RENT

£8,950 per annum exclusive.

The rent is exclusive of estate charge, buildings insurance, utilities, business rates and VAT.

BUSINESS RATES

The property has a rateable value of £7,600 from 1st April 2026.

USE

Strictly no motor trade use or vehicle storage.

EPC

Rating B - 29.



SUMMARY

Available Size	756 sq ft
Rateable Value	£7,600
EPC Rating	B (29)

VIEWING & FURTHER INFORMATION

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