



To Let

Modern Warehouse / Trade Unit TO BE REFURBISHED

- Clear internal height 5.78m
- 2 electronically activated loading doors
- Micro rib/profiled steel cladding
- 3 phase electricity and gas
- Fitted Offices

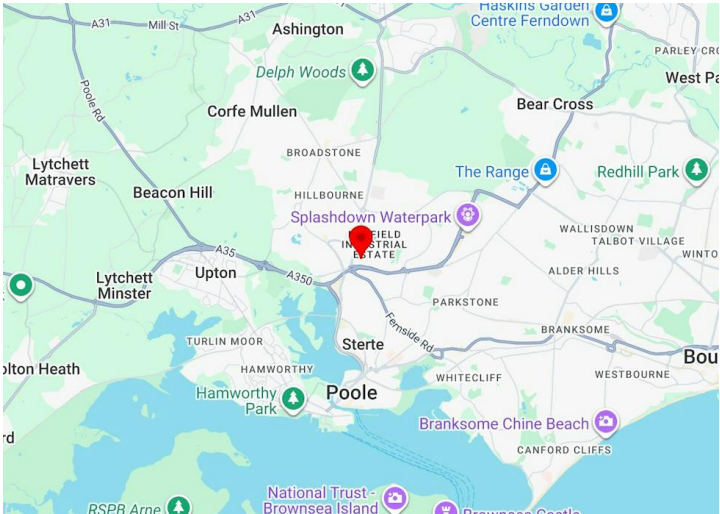
Unit F

Fleets Corner Business Park, Waterloo Road,
Poole, BH17 0LA

18,965 sq ft

1,761.91 sq m

Reference: #350901



Summary

Available Size	18,965 sq ft / 1,761.91 sq m
Rent	Rent on application
Service Charge	£0.70 per sq ft
EPC	C

Description

Unit F Fleets Corner Business Park provides a semi-detached industrial unit of steel portal frame construction which is due of refurbishment, including a new roof.

The demise benefits from a minimum clear internal height of 5.78m, 3 phase-power, gas access and 2 electronically activated loading doors.

There is an existing office and amenities provision within the unit including office space and a kitchenette.

Externally, there is 26 car parking spaces allocated on the units Eastern-most side.

Location

Fleets Corner is a very prominent and well-established estate within the Poole/Bournemouth industrial market, assisted by the occupier Lush who are a high-profile business within Poole and main occupier of the estate.

- Strategically located prime commercial business park
- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Mainline railway connections from Poole to London Waterloo, fastest journey times of just over 2 hours

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit F	18,965	1,761.91	Coming Soon
Total	18,965	1,761.91	

Terms

A new FRI lease for a term to be agreed.

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