



# To Let / For Sale

## Rare Freehold - Modern Grade A Unit

- 8.2m Minimum Eaves Height
- 10.6m Minimum Internal Height
- 2 Electrically Operated Roller Shutter Doors
- Rare Detached Unit
- Secure Yard
- Extensive Car Parking Allocation
- Ground and First Floor Offices

## Unit 3 Vantage Way

The Fulcrum Centre, Vantage Way, Poole, BH12  
4NU

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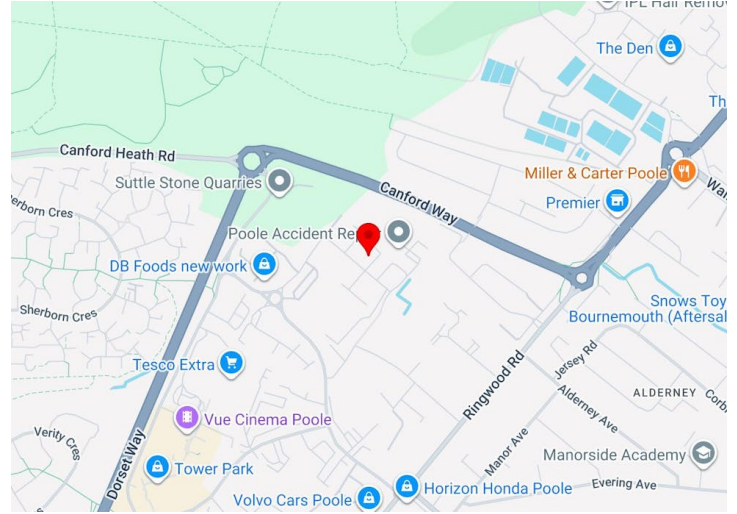
**18,901 sq ft**  
1,755.96 sq m

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Reference: #371484

# Unit 3 Vantage Way

The Fulcrum Centre, Vantage Way, Poole, BH12 4NU



## Summary

Available Size	18,901 sq ft / 1,755.96 sq m
EPC	Upon enquiry

## Description

Unit 3 Vantage Way comprises of a detached modern unit constructed of brick / block lower elevations and steel cladding to upper elevations with a steel portal frame supporting a pitched roof incorporating daylight panels. Purpose built unit constructed in early 2000's.

## Location

Unit 3 Vantage Way is accessed from Mannings Heath Road on the Fulcrum Business Park, situated nearby to Tower Park Poole. Mannings Heath Road connects to the A348 Ringwood Road which links to the A35 to the West via the A3049 Dorset Way dual carriageway and to the M27 / M3 motorway network to the East via the A31 providing exceptional access throughout the South Coast.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse	14,261	1,324.89	Available
Ground - Ground Floor Office	1,311	121.80	Available
1st - First Floor Office	3,329	309.27	Available
<b>Total</b>	<b>18,901</b>	<b>1,755.96</b>	

## Specification

- Secure yard
- Internal eaves height 8.2m
- Clear internal height 10.6m
- 2 Electrically operated roller shutter doors
- Concrete ground floor
- Extensive allocated parking
- Existing tenant fit out
- Ground and First Floor Offices
- Kitchen

## Terms

Unit 3 is available on a freehold basis or a new full repairing lease.

## VAT

Prices exclusive of VAT.

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