



# To Let

## Modern Warehouse / Trade Unit TO BE REFURBISHED

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

### Unit E

Fleets Corner Business Park, Poole, BH17 0LA

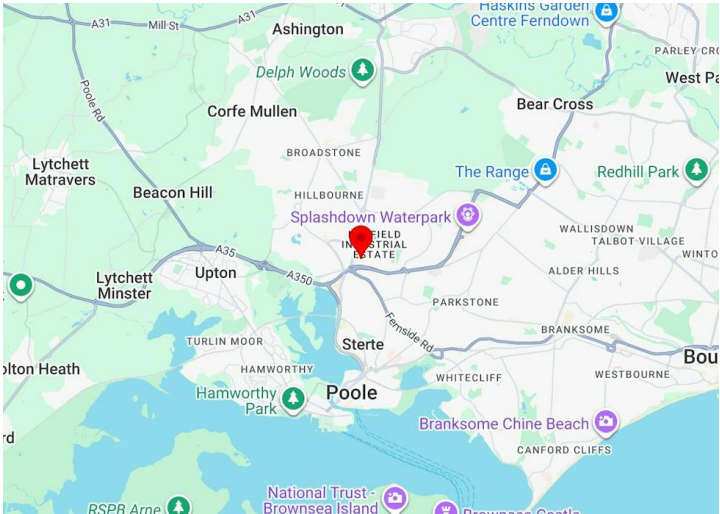
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**19,131 sq ft**

1,777.33 sq m

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**Reference: #350891**



Summary

|                |                              |
|----------------|------------------------------|
| Available Size | 19,131 sq ft / 1,777.33 sq m |
| Rent           | Rent on application          |
| Service Charge | £0.70 per sq ft              |
| EPC            | B                            |

Description

Unit E 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 3 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 E | 19,131        | 1,777.33        | Coming Soon  |
| <b>Total</b>  | <b>19,131</b> | <b>1,777.33</b> |              |

Terms

A new FRI lease for a term to be agreed.

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