



OPEN STORAGE YARD, LINK ESTATE, HOLTON HEATH TRADING PARK, POOLE, BH16 6LS

OPEN STORAGE TO LET
1.10 ACRES (0.44 HECTARES)



Summary

TO LET- SECURE OPEN STORAGE YARD

Available Size	1.10 Acres
Rent	£50,925 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

- 1.097 acres
- Only 1.5 miles distant from the A35
- Part of the Established Holton Heath Trading Park



Location



Open Storage Yard, Link Estate, Holton Heath Trading Park, Poole, BH16 6LS

The yard comprises part of Link Estate which accessed off Blackhill Road, which is the main access road to Holton Heath Trading Park. The property is approximately 1.5 miles distant from the A35 which provides access to the A31.





Further Details

Description

The yard extends to approximately 1.097 acres is gated and fenced and benefits from a a mix of surfaces (concrete, tarmac and hardcore), 2 open sided units and services (to be agreed with the lessee upon agreement of terms).

Accommodation

The accommodation comprises the following areas:

Name	Size	sq ft	Availability
Outdoor	1.10 Acres	47,785.32	Available
Total		47,785.32	

Rent

£50,925 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

Viewings

Strictly by appointment only via the sole agents Vail Williams.

Terms

The yard is available by way of a new sublease for a neogiatiable term, to be granted outside the landlord and tenant act.

There is a rent review on 13th April 2028 and the rent will be apportioned accordingly.

Available from 1st October 2026.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





Enquiries & Viewings



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