



## MAGNA 40, UNIT 2 PROVENCE CLOSE, POOLE, BH11 9FA

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

27,500 SQ FT (2,554.83 SQ M)



**Vail  
Williams**

# Summary

## BRAND NEW DETACHED INDUSTRIAL/WAREHOUSE UNIT (TO BE BUILT) - FOR SALE/TO LET

<b>Available Size</b>	27,500 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	A service charge will be applicable for the maintenance and upkeep of the common areas.
<b>EPC Rating</b>	Upon enquiry

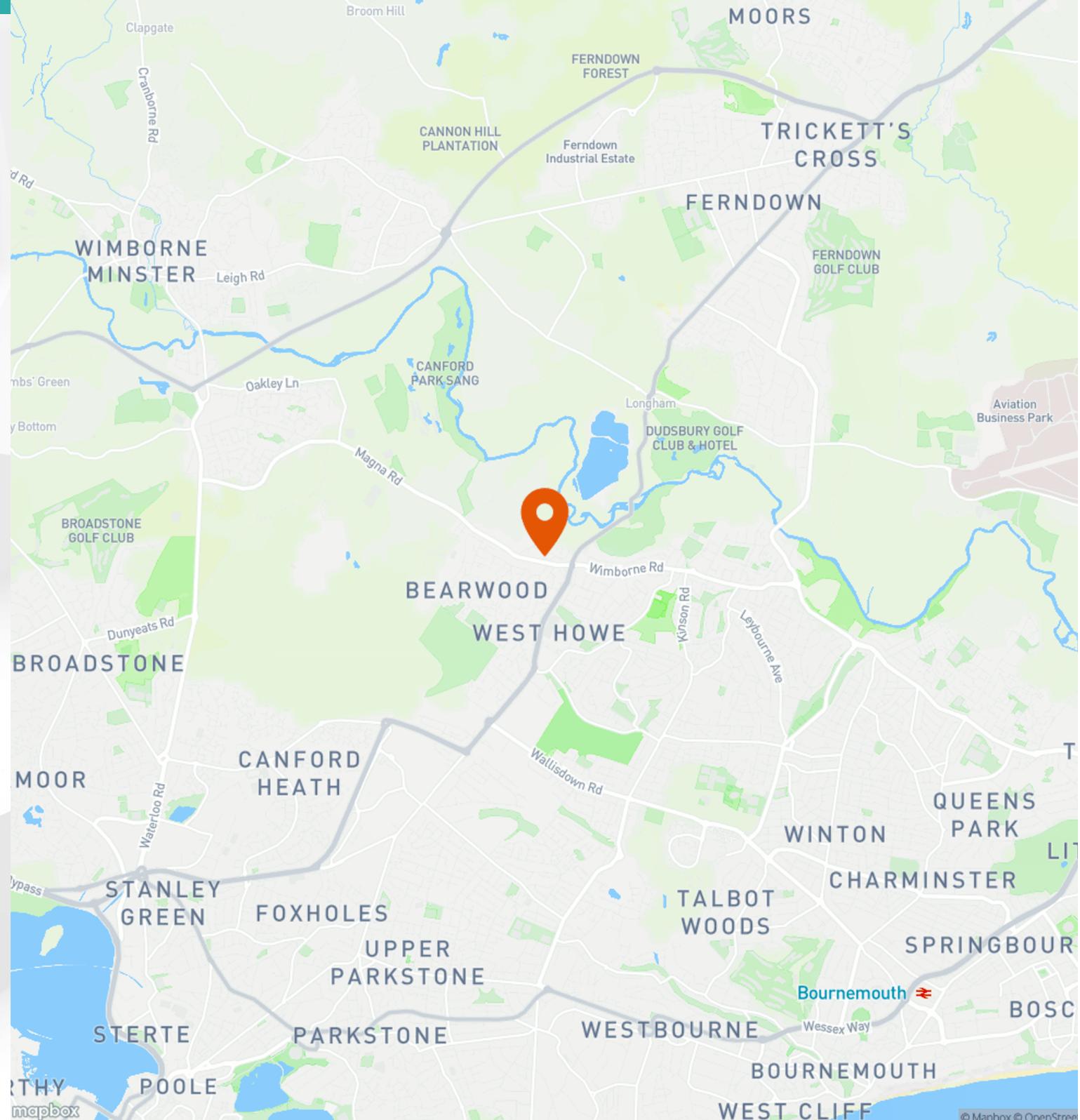
- New warehouse unit of approx. 27,500 sq ft to be built

# Location



**Magna 40 Unit 2 Provence**  
**Close, Poole, BH11 9FA**

Magna Park, Poole lies north of the Bournemouth / Poole conurbation, in between West Howe Industrial Estate and Ferndown Industrial Estate and within minutes of the A31 which provides access to Southampton and the national motorway network to the east and the A35 to the west.



# Further Details

## Description

A brand new, detached industrial/warehouse unit is proposed to be built on an approx. 2 acre site.

## Viewings

Strictly by appointment through the joint sole agents.

## Planning

A reserved matters application will be made for Class E (light industrial), B2 and B8.

## 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.

## 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.

## Legal Costs

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



## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741 145 629

01202 558 262



**David Cowling**

[dcowling@vailwilliams.com](mailto:dcowling@vailwilliams.com)

07740 611 100

01202 558 262



**Vail  
Williams**

[View on our website](#)