



UNIT 17 MANOR PARK, WILLIS WAY, POOLE, BH15 3SZ

INVESTMENT / INDUSTRIAL / WAREHOUSE FOR SALE

1,842 SQ FT (171.13 SQ M)



Summary

END OF TERRACE INDUSTRIAL / WAREHOUSE INVESTMENT FOR SALE

Available Size	1,842 sq ft
Price	£285,000
Rates Payable	£6,264 per annum (01.04.2026)
Rateable Value	£14,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

- Single Let Industrial Investment
- Full Repairing and Insuring Lease
- Passing rent £19,900 pax
- Price - £285,000 exclusive
- NIY of 6.77% assuming
purchasers costs of 3.12%

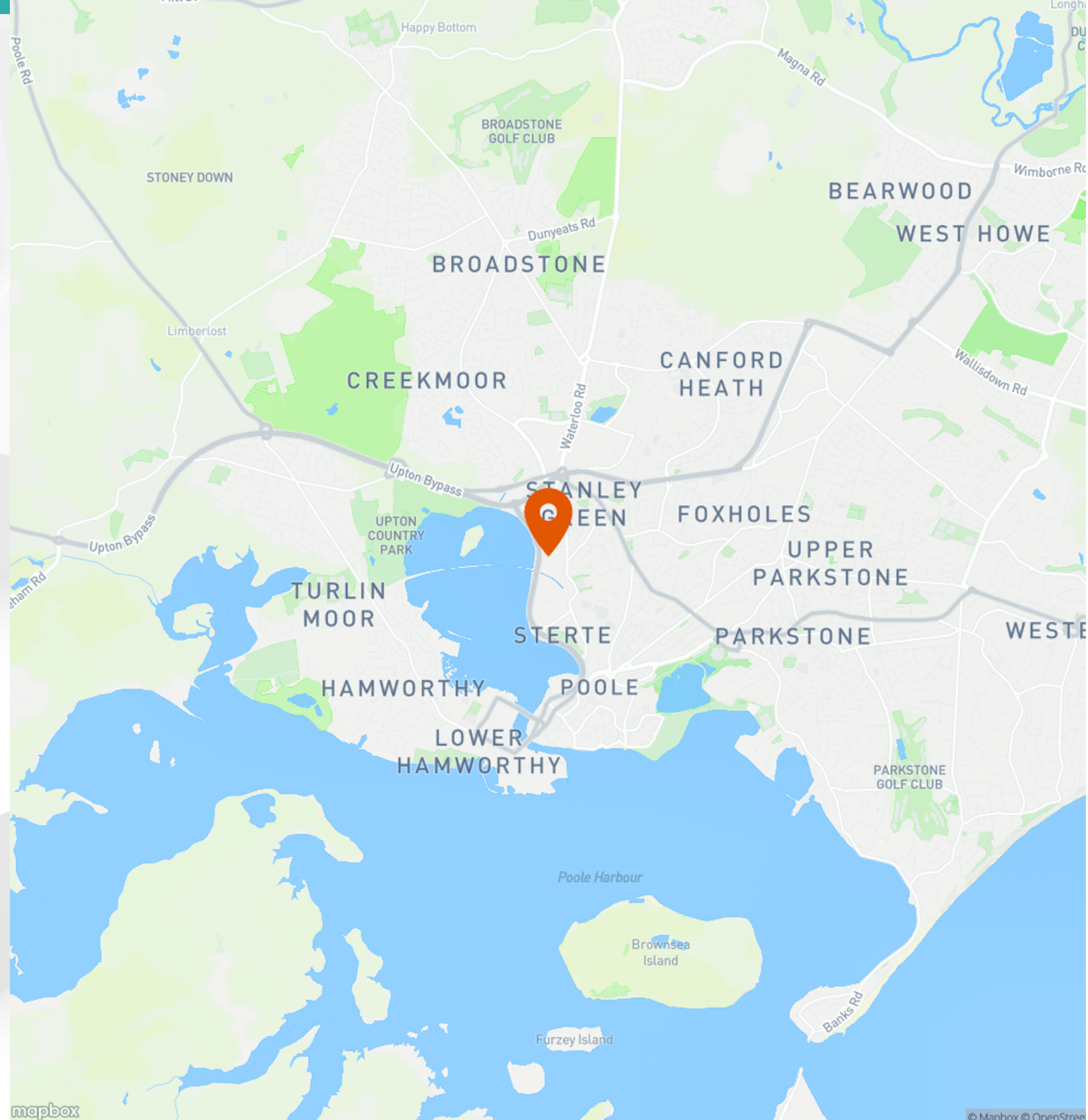


Location



**Unit 17 Manor Park, Willis
Way, Poole, BH15 3SZ**

Manor Park is located within the Fleets Industrial Estate accessed from Willis Way and benefits from good access to the A350 Holes Bay Road providing wider road communications via the A35.





Further Details

Description

Unit 17 is an end of terrace unit of block work inner, brickwork outer construction with steel cladding to the upper elevations. There is a pitched steel clad roof with daylight panels supported upon a steel portal frame and the internal eaves height is approx. 5m. There is a single storey office section with brick elevations and a flat roof. There are ground floor windows in the front and side elevations and loading is by way of an insulated roller shutter door.

Internally the unit benefits from concrete floor, WC, teapoint and office.

Externally, there are 4 allocated car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,435	133.32
Mezzanine	407	37.81
Total	1,842	171.13

Viewings

Strictly by appointment through the sole agent.

Terms

£285,000 which reflects a NIY of 6.77% assuming purchasers costs of 3.12%, subject to contract

Legal Costs

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

Estate Service Charge

An estate service charge will be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

VAT

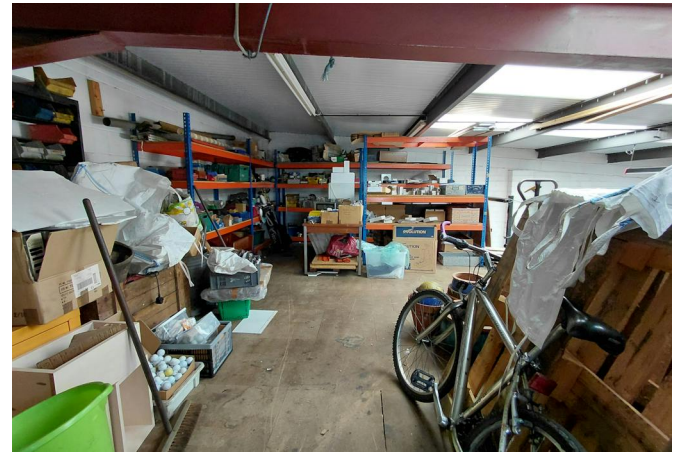
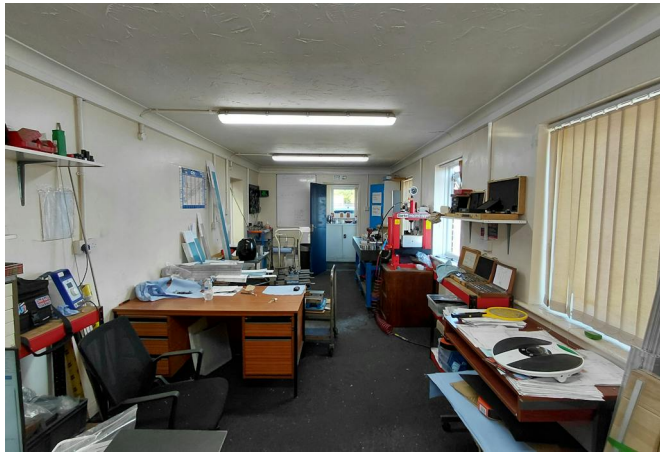
The property is elected for VAT and it is anticipated that the transaction will be dealt with by way of a TOGC.

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.

Tenancy

The unit is let to Peter John Loveridge T/A Justell Engineering Ltd on a 5 year FRI lease from 9th January 2023. The current passing rent is £19,900 per annum exclusive and lease is granted outside the Landlord and Tenant Act 1954.





Enquiries & Viewings



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**Vail
Williams**

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