

UNITS 1-2 HOLTON ROAD, POOLE, BH16 6LT

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE FOR SALE

29,488 SQ FT (2,739.52 SQ M)

Vail Williams

Summary

FOR SALE - DETACHED 12M EAVES WAREHOUSE/INDUSTRIAL UNIT BUILT IN 2021

Available Size	29,488 sq ft
Price	£5,000,000 excluding VAT
Rates Payable	£97,440 per annum from 1.04.26
Rateable Value	£203,000
EPC Rating	A (16)

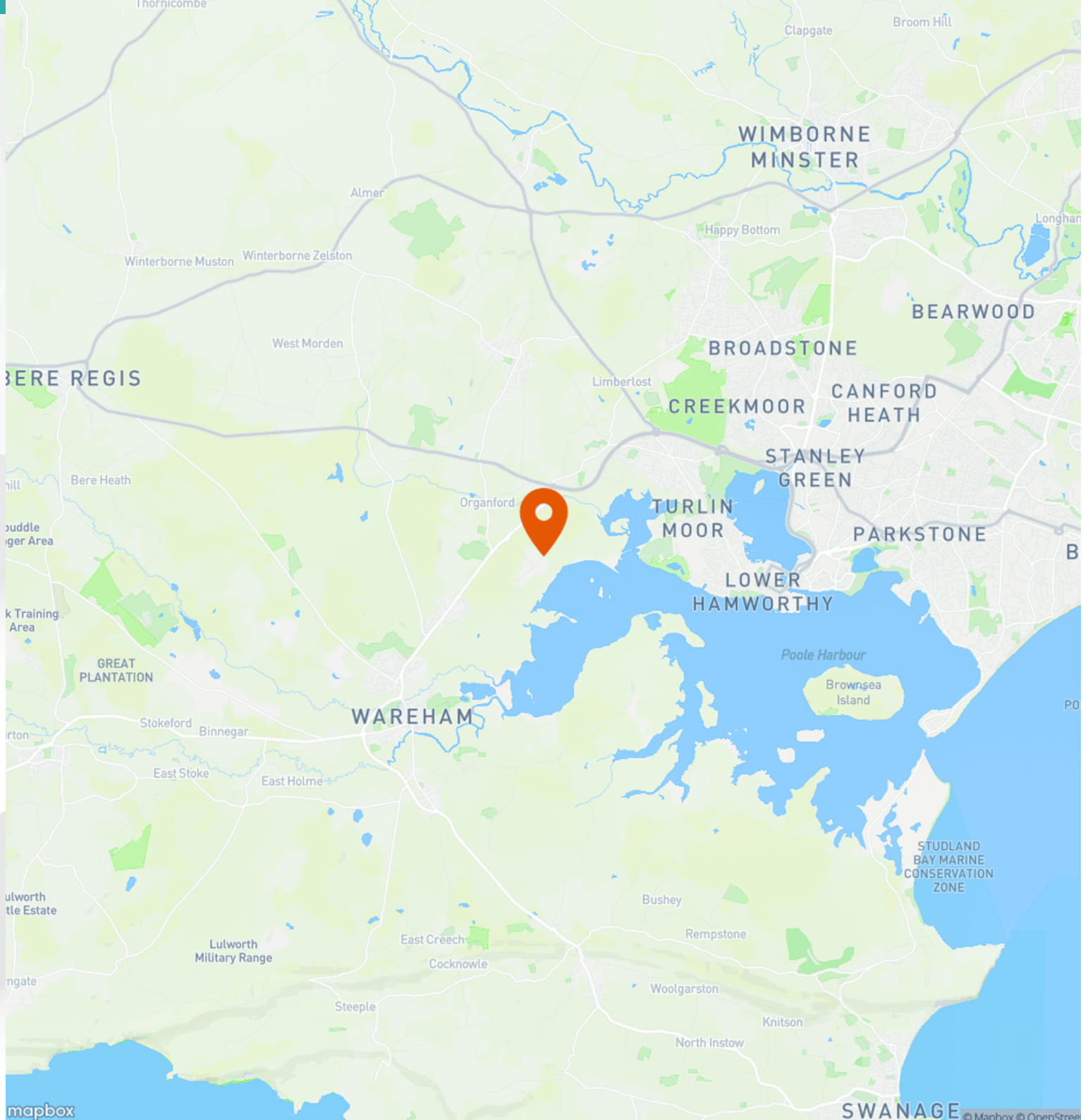
- Built in 2021
- Detached warehouse/industrial unit on secure site
- Gated and fenced yard
- 12m internal eaves height
- Available freehold with vacant possession
- EPC A Rating
- Turnkey warehouse solution available*



Location

Units 1-2 Holton Road, Holton Heath, Poole, BH16 6LT

The premises is located on Holton Road which is accessed via Blackhill Road which is the main estate road through Holton Heath Trading Estate. Blackhill Road is accessed off Wareham Road which connects with the A35 providing main road connections throughout the conurbation. The premises is approx. 1.5 mile distant to Bakers Arms Roundabout.





Further Details

Description

This detached warehouse/industrial unit was built in 2021 and can be configured as a single unit or as two units. The detached unit is of brick work outer, block work inner wall construction with steel cladding to the upper elevations. There is a pitched insulated steel clad roof incorporating daylight panels supported upon a steel portal frame and the internal eaves height is 12m. The property sits on a gated and fenced site with car parking to the front of the premises and a gated yard to the rear. There are 4 no. loading doors each measuring approx. 5m H x 3.6m W.

There are ground and first floor offices which benefit from suspended ceilings, LED lighting, air conditioning, carpets and perimeter trunking. There are male, female and disabled W.C's and kitchenette facilities. The warehouse benefits from LED lighting. 3 phase electricity is available.

*The property is available to purchase as a turnkey warehouse with the existing racking and forklift trucks which are available to purchase by way of separate negotiation.

Planning Consent

Planning consent was granted for the erection of 2 industrial units - Unit 1 for B1, B2 or B8 use and Unit 2 for B8 Storage use only and associated access, parking and landscaping.

Tenure

Freehold with vacant possession.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Unit - 1	8,611	799.99	Available
Unit - 2 - Ground Floor	20,126	1,869.77	Available
Unit - 2 - First Floor Office	751	69.77	Available
Total	**29,488**	**2,739.53**	

Legal Costs

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

AML

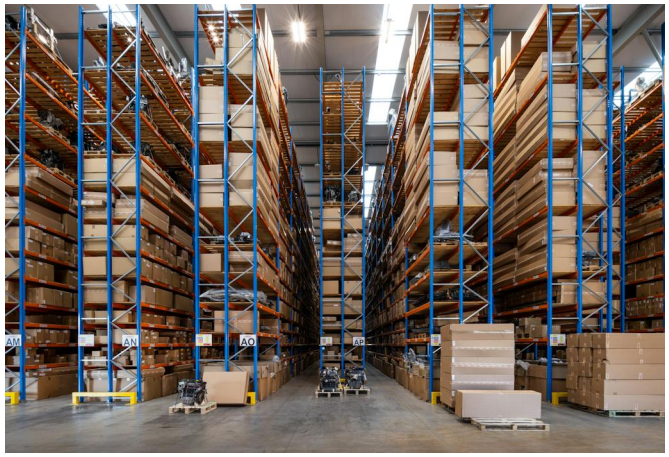
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

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.




TRENT



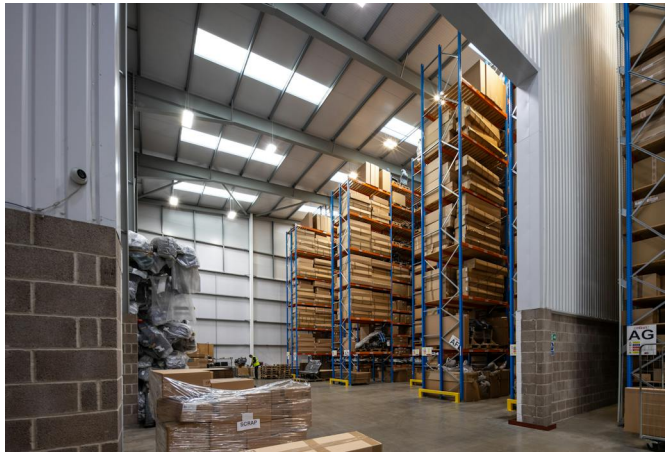







TRENT







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