



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

DEVELOPMENT LAND FOR SALE

2.16 ACRES (0.87 HECTARES)



Summary

DEVELOPMENT LAND FOR SALE

| | |
|----------------|-----------------------------|
| Available Size | 2.16 Acres |
| Price | £1,880,000 exclusive of VAT |
| EPC Rating | Upon enquiry |

- Approximately 1.5 acres net developable land

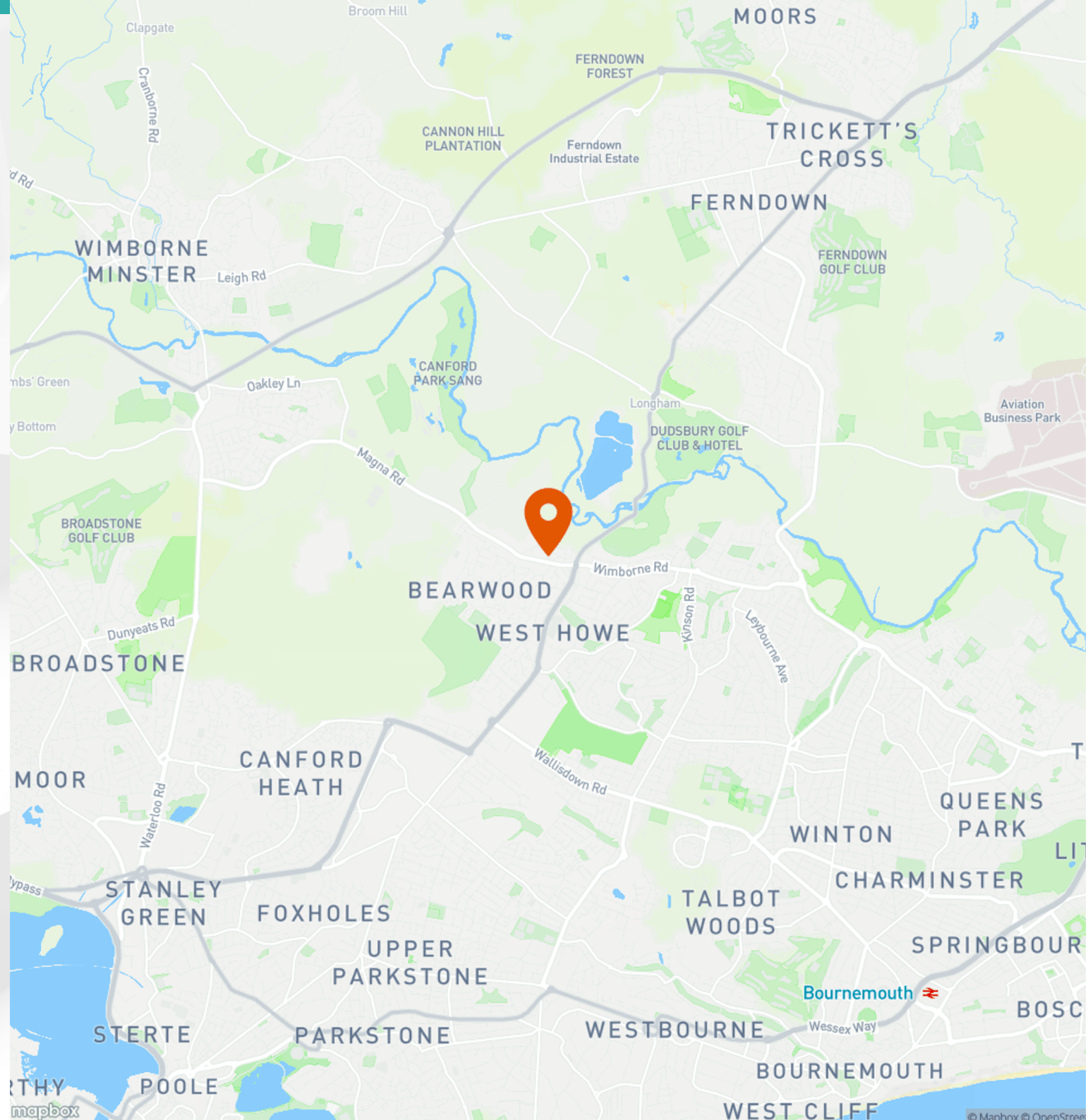


Location



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

TECHNICAL SPECIFICATION:

- 2.16 acres
- Approximately 1.5 acres net developable land

Viewings

Strictly by appointment through the joint sole agents.

Planning

The site has outline consent for B1 c 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



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