



TO LET

Unit E, 1 Willis Way, Poole, BH15 3SS

Well Located Industrial/Warehouse Premises

- 1,565 sq ft GIA
- £15,650 per annum exclusive
- Roller shutter loading door (3.2m W x 3.2m H approx)
- 6 on-site parking spaces
- Eaves height approx. 5.04m
- First floor office

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LOCATION

The property is located on a prime trading estate in the heart of Poole's industrial area. Willis Way, via Fleets Lane, connects with the busy Fleetsbridge Interchange with communications westwards to Dorchester via the A35 and north eastwards to the A31 (ultimately connecting to the M27/M3 motorway networks), via the A3049/A348.

DESCRIPTION

Constructed of steel portal frame with cavity brick and blockwork to the ground floor storey height with vertical metal cladding above supporting a corrugated pitched roof with translucent daylight panels. The unit benefits from the following:-

- First floor office
- Kitchen
- Roller shutter loading door approx 3.17m width by 3.2m high
- Eaves height approx 5.04m
- Male and female WC's
- 6 parking spaces

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,565	145.39

TENURE

A new full repairing and insuring lease for a term to be agreed.

RENT

A rent of £15,650 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £14,500.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

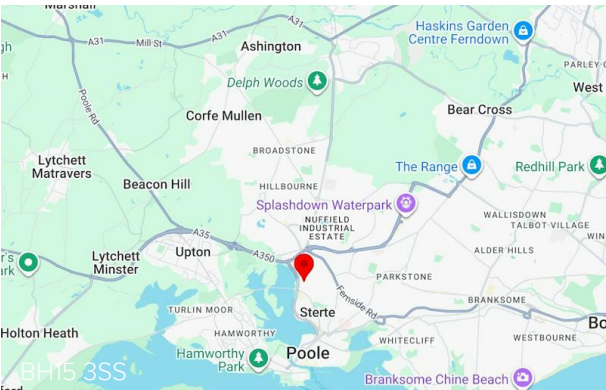
The premises has the following rating:

D (95)

VIEWINGS

By appointment with the agents Sibbett Gregory.

Sam Morgan
Telephone: 01202 661177
Email: Sam@sibbettgregory.com



SUMMARY

Available Size	1,565 sq ft
Rent	£15,650 per annum
Rateable Value	£14,500
EPC Rating	D (95)

VIEWING & FURTHER INFORMATION

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