



**UNIT 6 HOLES BAY BUSINESS PARK, STERTE AVENUE
WEST, POOLE, BH15 2AA**

OFFICE / INDUSTRIAL / WAREHOUSE TO LET
3,722 SQ FT (345.79 SQ M)



Summary

TO LET - MODERN END TERRACE TWO STOREY BUSINESS PREMISES WITH HARBOUR VIEWS

Available Size	3,722 sq ft
Rent	£35,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Business Rates	Upon Enquiry
EPC Rating	C (59)

- Modern end terrace unit
- Ground floor storage / factory space
- First floor office accommodation with Harbour Views
- Parking for up to 8 cars
- Air conditioning
- Windows at ground and first levels



Location



**Unit 6 Holes Bay Business
Park Sterte Avenue West,
Poole, BH15 2AA**

Holes Bay Business Park is accessed via Sterte Avenue West which leads directly onto the A350 Holes Bay Road which connects to the A35 providing links to Dorchester to the west and Poole / Bournemouth to the east. The property is approximately 1 mile distant from Poole Town Centre and Poole Train Station, which has a direct link to Waterloo.





Further Details

Description

This two-storey end terrace business premises was constructed in 2003 with ground floor storage / workshop space and modern first floor offices with harbour views. It is of steel portal frame construction with a pitched steel roof and there is a double glazed panel to the front elevation incorporating double personnel doors.

Specification includes:

- Suspended ceilings with LED lighting at ground floor and first
- Air conditioning
- Kitchen
- Carpets
- Security shutters and alarm system
- Windows at ground and first floor
- Car parking for up to 8 cars

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	1,861	172.89	Available
1st - Floor	1,861	172.89	Available
Total	3,722	345.78	

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews, subject to a simultaneous surrender of the existing lease. Interested parties are urged to make further enquiries.

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.

Legal Costs

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





Enquiries & Viewings



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[View on our website](#)