



MAGNA 30, UNIT 1 PROVENCE CLOSE, POOLE, BH11 9FA

INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET / FOR SALE

33,046 SQ FT (3,070.07 SQ M)



Summary

BRAND NEW DETACHED HIGH SPECIFICATION, SELF CONTAINED DISTRIBUTION / PRODUCTION BUILDING - 33,046 SQ FT

Available Size	33,046 sq ft
Rent	£12.50 per sq ft per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Service Charge	A service charge will be applicable for the maintenance and upkeep of the common areas.
EPC Rating	Upon enquiry

- 30,402 sq ft GIA inc. 2,644 sq ft office mezzanine
- 46 m secure yard
- 51 car parking spaces
- Up to 304 KVA power supply
- BREEAM target - Very Good
- Photovoltaic panels - BESS Available

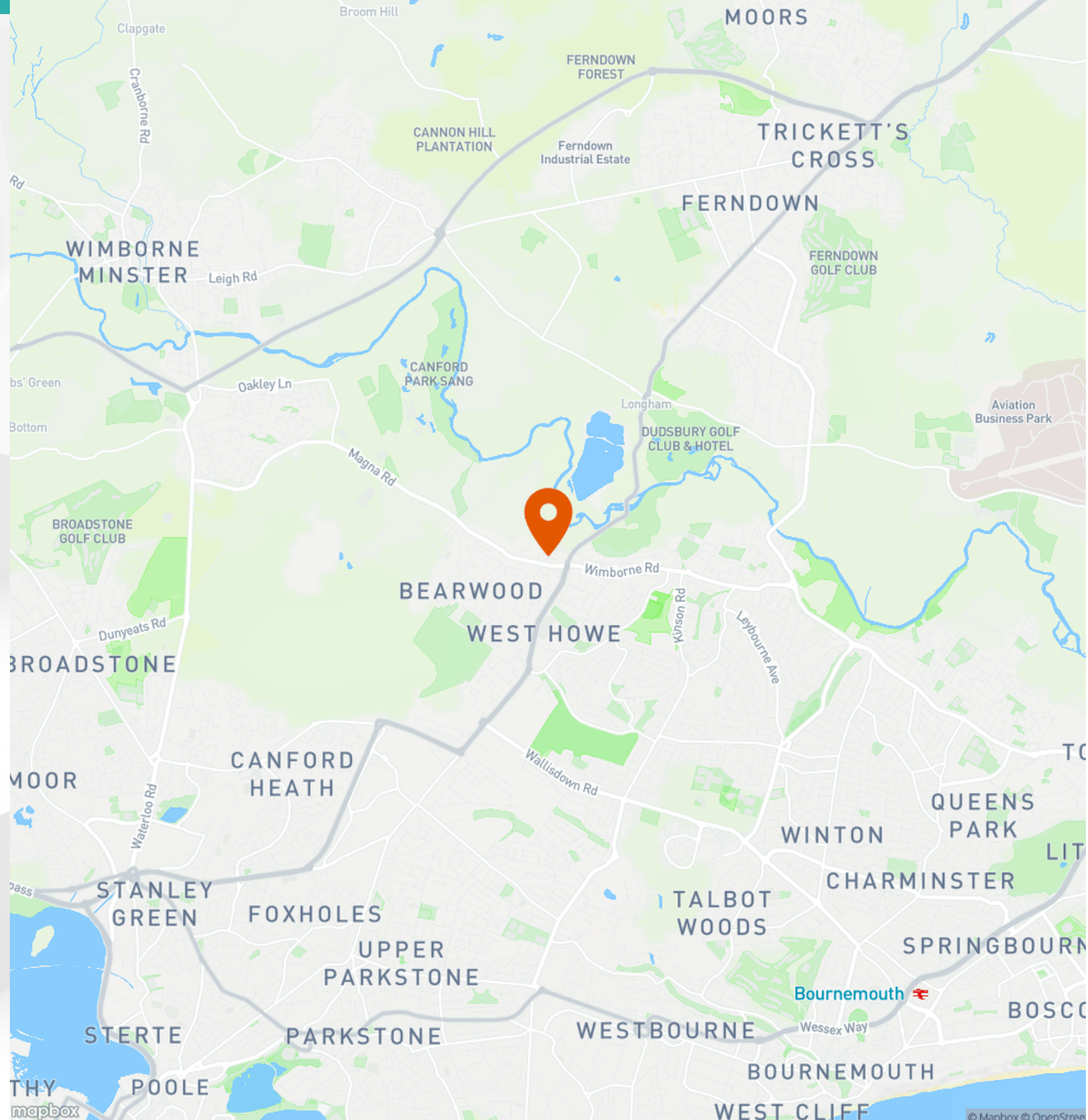


Location



Magna 30 Unit 1 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:

- 46m Yard depth
- 51 Car parking spaces
- 340 KVA power supply
- 10M Height to underside of haunch
- Heating / cooling / opening windows
- Fully secured yard
- 3 x Electric level entry roller shutter doors
- BREEAM – target Very Good
- Cycle parking
- Electric vehicle charging points
- Photovoltaic panels - BESS Available
- Full height atrium
- Passenger lift

Accommodation

The accommodation comprises the following approximate GIA scaled off plan:

Name	sq ft	sq m	Availability
Unit - Warehouse	30,402	2,824.44	Available
Unit - First Floor Offices	2,644	245.64	Available
Total	33,046	3,070.08	

EPC

Target "A" rating.

Viewings

Strictly by appointment through the joint sole agents.

Planning

The site has B1 c light industrial, B2 and B8 planning consents.

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

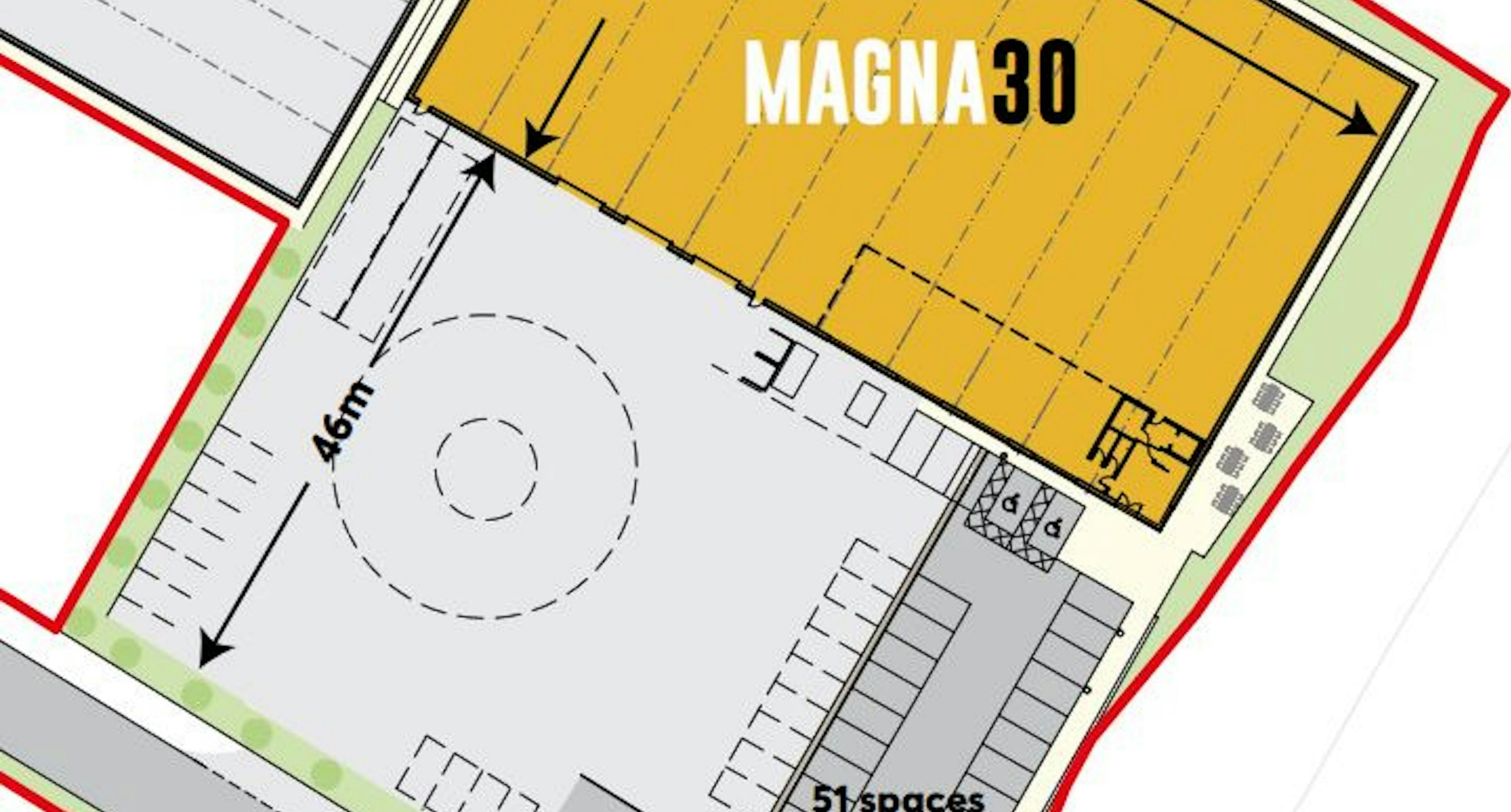
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

Lease

The buildings will be offered on full repairing and insuring leases for a term by arrangement subject to upwards only 5 yearly rent reviews.



Enquiries & Viewings



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