POOLE

Industrial Open Storage at Link Industrial Estate, BH16 6LS

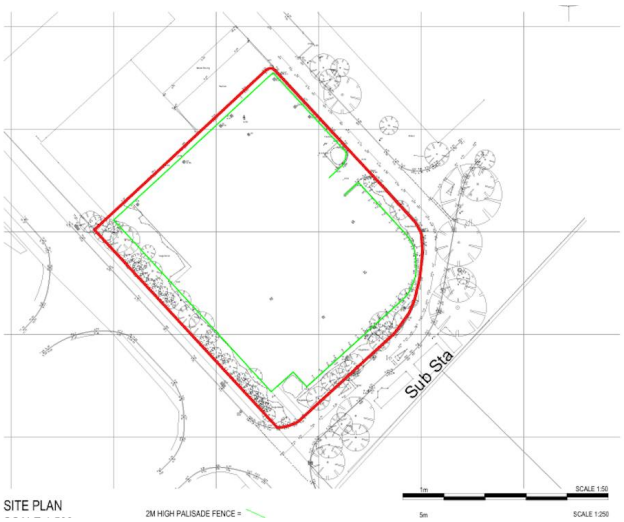


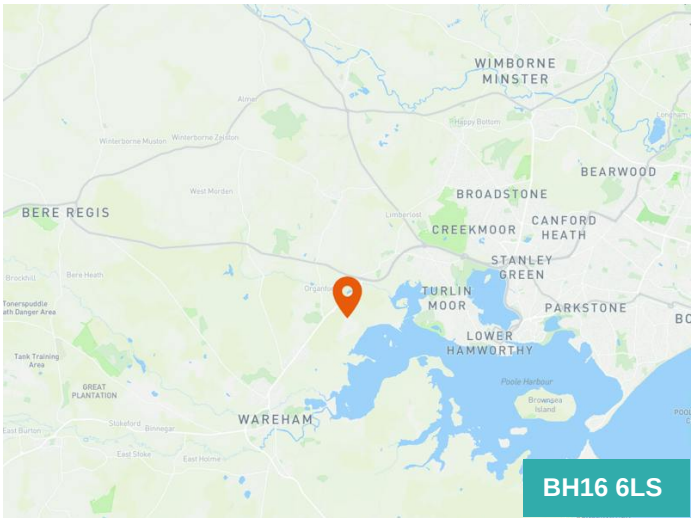
INDUSTRIAL/LOGISTICS / OPEN STORAGE TO LET

0.76 ACRES

- Brand new secure industrial open storage
- 2m high palisade fence and gated (to be installed)
- Concrete/tarmac surface
- Building to be demolished
- Fully serviced
- Suitable for a range of occupiers
- Available from March 2027

TO LET – BRAND NEW INDUSTRIAL OPEN STORAGE (BUILDING TO BE DEMOLISHED)





Summary

Available Size	0.76 Acres
Rent	£100,000 per annum annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance
Business Rates	To be assessed
Service Charge	£5,523 per annum Current service charge budget to 31/03/27
EPC Rating	Upon enquiry

Description

This industrial open storage site comprises a regular shaped, level site which will benefit from a 2m high palisade fence and gates. The surface will be a combination of concrete and tarmac. Power, water and drainage available. Suitable for a range of occupiers.

Location

Link Industrial Estate is located on Blackhill Road which is the main road to Holton Heath Industrial Estate and is accessed off A351 Wareham Road. The site is approx.1.4 miles distant from the A35 and The Bakers Arms Roundabout providing main road links throughout the conurbation.

Viewings

Strictly by appointment through the sole agent.

Planning Consent

The site has been granted consent for “use of land as open air commercial storage”. Planning consent reference: P/FUL/2026/01222.

Legal Costs

Each party to bear 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 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.



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