



**UNIT 5D JAGUAR POINT BUSINESS PARK, 5 MANNINGS
HEATH ROAD, POOLE, BH12 4NQ**

INDUSTRIAL/LOGISTICS / WAREHOUSE TO LET

775 SQ FT (72 SQ M)



Summary

Modern Industrial Unit To Let

Available Size	775 sq ft
Rent	£14,950 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rates Payable	£3,931.20 per annum From 01.04.2026
Rateable Value	£9,100
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

- 7m internal eaves height
- 4 allocated parking spaces



Location

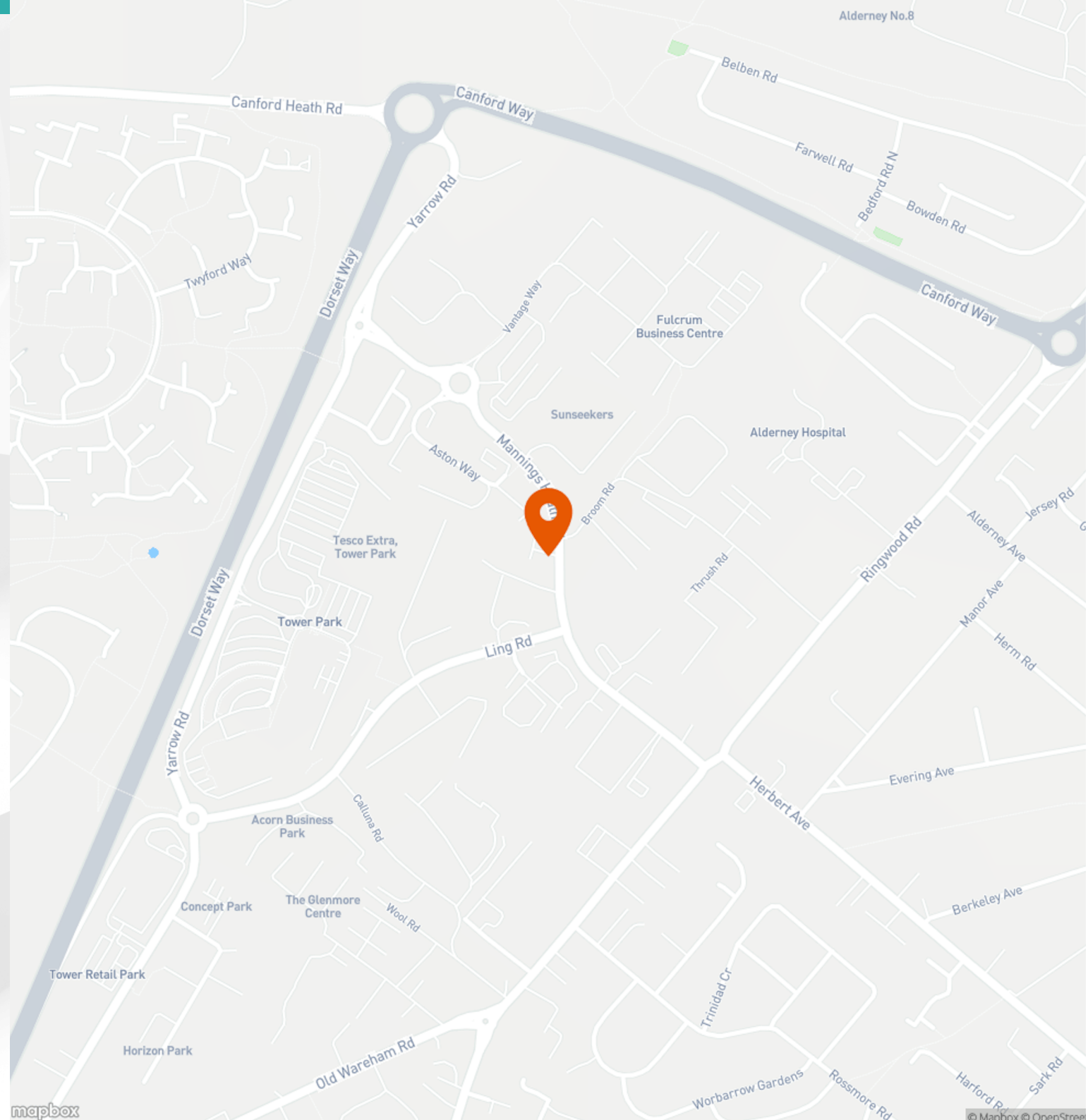


**Unit 5D Jaguar Point Business
Park 5 Mannings Heath Road,
Poole, BH12 4NQ**

The property is located on Jaguar Point Business park which consists of 8 modern industrial/warehouse units.

The property is located on Mannings Heath Road which in turn links with the A3049 Dorset Way and the B3068 Ringwood Road. The A3049 (Dorset Way) provides links to the west after connecting with the A35 (2 miles) and access to A31 leading to the M27 is approx 3 miles distant.

The property is approximately 0.5 miles from Tower Park which provides a range of retail, leisure and restaurant facilities including a Tesco superstore. Poole and Bournemouth town centres are approx 3 and 5 miles distant respectively.





Further Details

Description

The premises is of brick outer, blockwork inner wall construction with composite steel cladding to upper elevations. There is an insulated steel clad roof incorporating daylight panels supported upon steel portal frame, the minimum internal eaves height is approximately 6.7 meters and there is a power floated concrete ground floor. Loading is by way of an electric roller shutter door measuring approx 3.5m W x 4.5m H and within the front elevation there is a separate personnel door.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	775	72	Available
Total	775	72	

Viewings

Strictly by appointment through the sole agents Vail Williams.

Terms

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

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.

Service Charge and Management Fee

There will be a service charge which is currently budgeted at £XXX per month plus VAT and a management fee payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises. 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.



Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262



Finn Rawlings

frawlings@vailwilliams.com

07545 803419

01202 558262



**Vail
Williams**

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