



**UNIT 12 MANOR PARK, 35 WILLIS WAY, POOLE, BH15
3SZ**

INDUSTRIAL/LOGISTICS / WAREHOUSE TO LET / FOR SALE

2,188 SQ FT (203.27 SQ M)



Summary

**FOR SALE / TO LET - PLANNING
PERMISSION GRANTED FOR DIRECT
ACCESS OFF WILLIS WAY**

Available Size	2,188 sq ft
Rent	£27,350 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Price	£399,950 exclusive of VAT
Rateable Value	£17,500 (from 01.04.26)
EPC Rating	A (18)

- Refurbished in 2025 to include new steel roof
- 8 allocated car parking spaces
- EPC A Rating
- 5.1m internal eaves height
- Direct access from Willis Way available

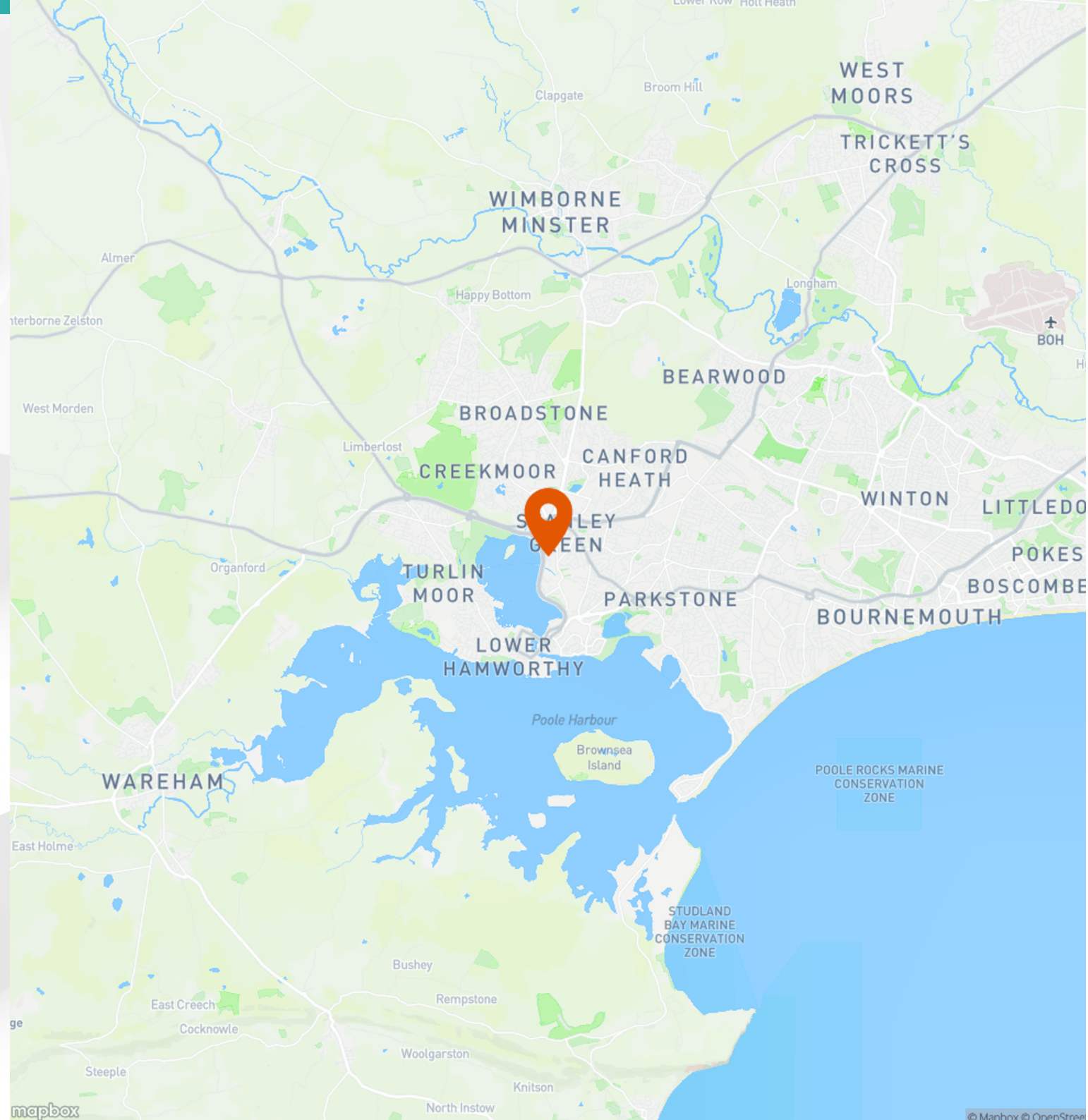


Location



Unit 12 Manor Park 35 Willis Way, Poole, BH15 3SZ

Manor Park is located within the Fleets Industrial Estate accessed from Willis Way and benefits from good access to the A350 Holes Bay Road providing wider road communications via the A35.





Further Details

Description

This mid-terrace premises which was refurbished in 2025 is of block work inner, brickwork outer construction with steel cladding to the upper elevations. The unit had a brand new mono pitched steel clad insulated roof installed in 2025. The internal eaves height is approx. 5.1m. There are windows in the rear elevation. Loading is by way of a roller shutter loading door and 3 phase electricity is available. There is a personnel door, lighting in the warehouse and male and female W.C facilities.

Externally, there are 8 allocated car parking spaces on the estate in addition to further parking available behind the unit accessed directly from Willis Way.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,188	203.27	Available
Total	2,188	203.27	

Legal Costs

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

Estate Service Charge

An estate service charge will be payable in respect of the upkeep, management and maintenance of the common parts of the estate. Interested parties are urged to make further enquiries.

Terms

Available by way of either a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. The premises is available to purchase by way of a virtual freehold (999 year lease), subject to a peppercorn rent. Interested parties are urged to make further enquiries.

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.

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.

Planning Permission

Planning permission has been granted for the insertion of new glazed frontage with security shutter in existing wall fronting Willis Way and creation of dropped kerb and associated site works to create front parking area.



Enquiries & Viewings



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