



TO LET

Unit D, 1 Willis Way, Poole, BH15 3SS

Well Located Industrial/Warehouse Premises

- 1,694 sq ft GIA
- £16,500 per annum exclusive
- Roller shutter loading door (3.2m W x 3.1m H approx)
- 7 on-site parking spaces
- Eaves height approx. 4.7m
- Available immediately

Unit D, 1 Willis Way, Poole, BH15 3SS

LOCATION

The property is located on a prime trading estate in the heart of Poole's industrial area. Willis Way, via Fleets Lane, connects with the busy Fleetsbridge Interchange with communications westwards to Dorchester via the A35 and north eastwards to the A31 (ultimately connecting to the M27/M3 motorway networks), via the A3049/A348.

DESCRIPTION

The property comprises a mixed-terrace industrial unit constructed of steel portal frame, with cavity brick and blockwork to ground floor storey height. Vertical metal cladding above supports a corrugated pitched roof with translucent rooflights.

The unit benefits from the following:-

- Three phase electricity (not tested)
- Gas supply (not tested)
- Office (approx. 3.34m x 1.95m)
- Separate Male/Female WCs
- 7 on-site parking spaces
- Roller shutter door (3.2m W x 3.1m H approx.)
- Single air con unit
- Mix of Cat 2, fluorescent strip and Sodium light fittings

The unit benefits further from UPVC double glazed windows throughout. A powder-coated steel personnel door to the front elevation leads into a lobby area which in turn provides access to the workshop and front office accommodation.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,694	157.38

TENURE

A new full repairing and insuring lease for a term to be agreed.

RENT

A rent of £16,500 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £11,250, increasing to £15,500 on 1 April 2026.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

The premises has the following rating:

D (95)

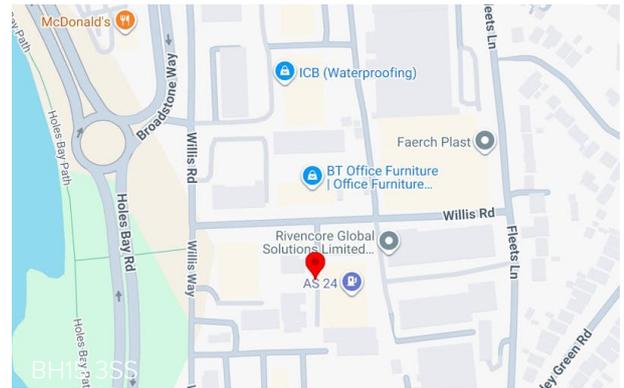
VIEWINGS

By appointment with the agents Sibbett Gregory.

Sam Morgan

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SUMMARY

Available Size	1,694 sq ft
Rent	£16,500 per annum
Rateable Value	£11,250 £11,250 (£15,500 from 1 April 2026)
EPC Rating	D (95)

VIEWING & FURTHER INFORMATION

Sam Morgan

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