NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

MODERN LIGHT INDUSTRIAL/ WAREHOUSE PREMISES WITH OFFICES

Units 15 and 16
Branksome Business Centre
Cortry Close
Branksome
Poole
BH12 4BQ

3,653 sq ft (339 sq m)
approx. gross internal area

£44,500 plus VAT per annum exclusive

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is situated on a modern development of industrial/warehouse units in Cortry Close near to the junction of Sharp Road and Alder Road (A3040) which connects with the (A3049) Wallisdown Road to the north and A35 Bournemouth Road/Poole Road to the south.

DESCRIPTION

This mid terrace property is constructed of brick/block lower elevations at the front with profiled steel cladding to the rear and upper elevations and a steel portal frame supporting an insulated pitched roof incorporating translucent daylight panels. The property comprises open plan workshop with adjoining 2 storey admin section and benefits from the following features:-

- 2 personnel entrance doors
- Ground floor reception and office
- First floor offices
- 2 sectional up and over loading doors
- WC facilities
- Kitchenette
- Allocated car parking spaces

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the planning Department of BCP Council (Poole tel. 01202 633633) in connection with their own proposed use of the property.

We understand there is a working hour restriction for warehouse users as follows:

Monday – Friday 08:00 - 18:00 hours
Saturday 08:00 - 13:00 hours
No working Sundays or Bank Holidays

ACCOMMODATION

Ground floor workshop including reception, kitchen, WCs	2,950 ft^2	(274 m^2)
First floor offices	703 ft^2	(65 m^2)
Total	3,653 ft^2	(339 m^2)

Measured on the gross internal basis.

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating three yearly upward only rent reviews.

RENT

£44,500 plus VAT per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the lessor's reasonable legal costs incurred in the preparation and completion of the legal documentation.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: to be assessed.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc.

We are advised the currently budgeted service charge applicable to Unit 15 and 16 is £240 plus VAT per quarter.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (68).
The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint sole agents:-

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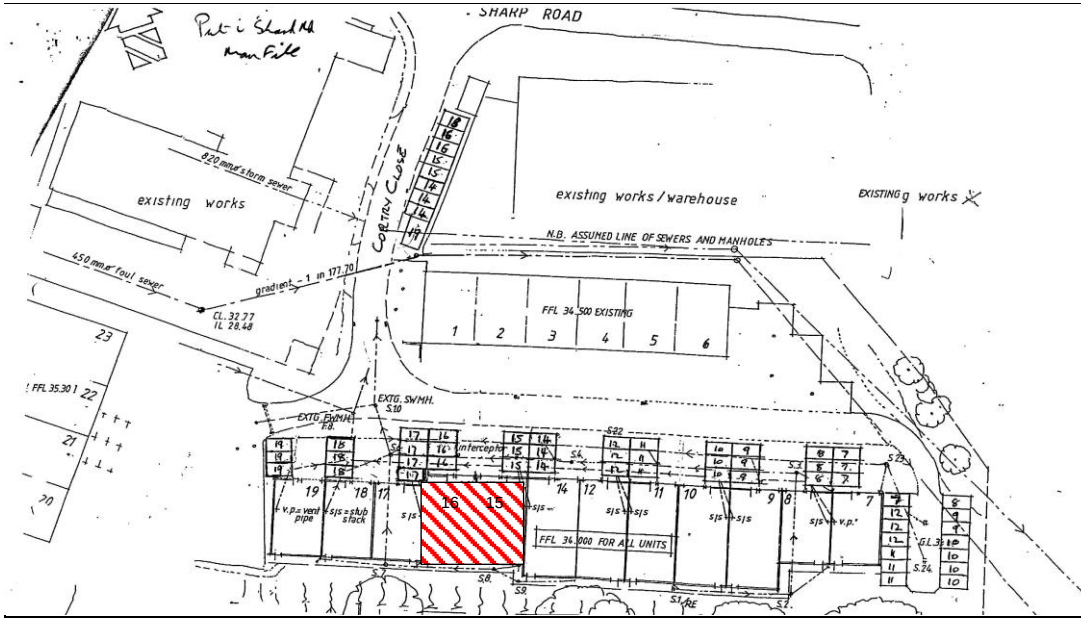

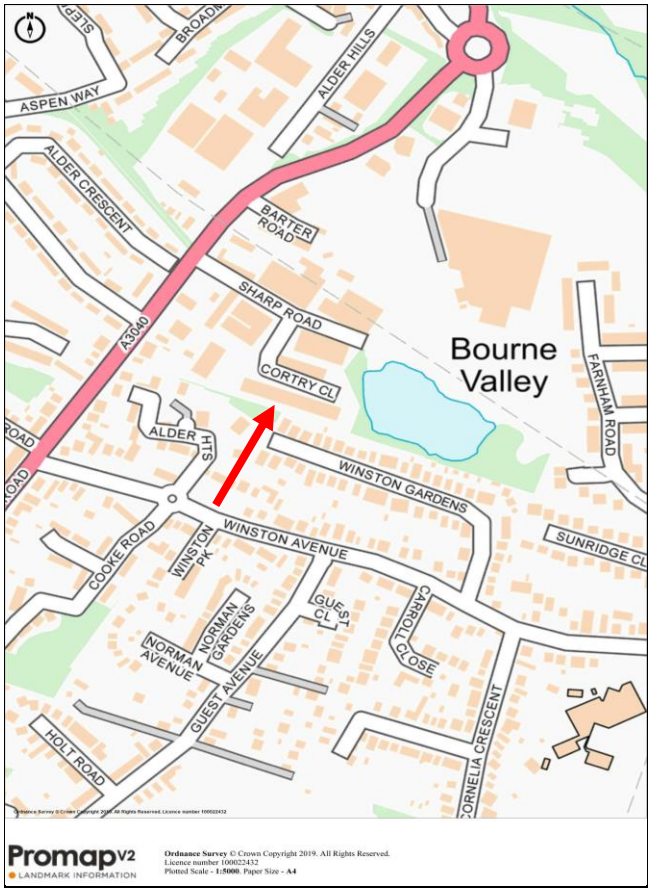

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