

TO LET

MODERN LIGHT INDUSTRIAL/WAREHOUSE PREMISES

Unit 3 Benridge Business Park
Holyrood Close, Poole
BH17 7BD

2,702 sq ft (251 sq m) approx. gross internal

£24,500 plus VAT per annum exclusive



Reference: 1705/SJT

LOCATION

The property is situated on a small modern development of business units, known as Benridge Business Park at the end of Holyrood Close, forming part of the Creekmoor Industrial area - approximately 2 miles north of Poole town centre.

Holyrood Close connects with Cabot Lane linking with the busy A349 Broadstone Way (which leads to the A350 Holes Bay Road dual carriageway) and the A349 Waterloo Road.

DESCRIPTION

The property comprises a modern terraced building of brick/block construction to lower elevations with cladding to upper elevations and a steel portal frame supporting a pitched roof incorporating daylight panels. Features include:-

- ❖ Personnel entrance door
- ❖ 2 WCs
- ❖ Sectional up and over loading door 3.5m wide x 4m high
- ❖ 8 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.

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

Rateable Value: £18,500 (Apr 2017 - present)

TENURE

The property is available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

RENT

£24,500 plus VAT per annum exclusive

The annual rental 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.

SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (63)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

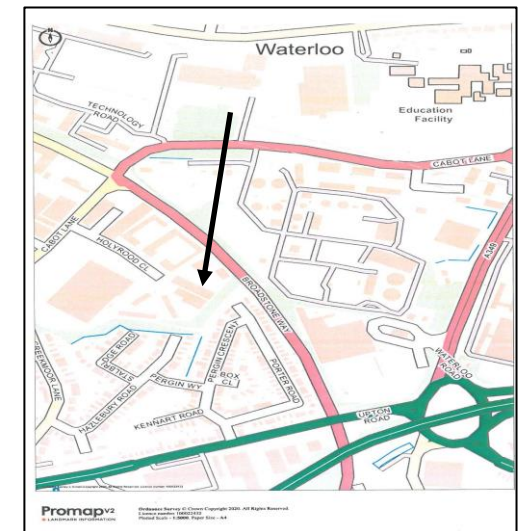
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the agents:-



Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246



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, UTILITIES 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.