



TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES

1,142 SQ FT PLUS 1,164 SQ FT MEZZANINE

**UNIT 5
ABBAY BUSINESS PARK
BLACKHILL ROAD
POOLE, DORSET
BH16 6NN**

SUMMARY

- » End terrace industrial/warehouse premises
- » 3 phase electricity and gas (not connected)
- » **Rent - £13,950 per annum exclusive**



LOCATION

Abbey Business Park is located in the popular location of Holton Heath. Holton Heath is a well-established industrial and commercial trading park which is accessed via the A351 Wareham Road which links to the principal A35 dual carriageway. The A35 connects with the A31 which provides access to London via the M27 and M3 motorway networks. Holton Heath train station is approximately 0.7 miles distant from the premises and provides services to London Waterloo.

DESCRIPTION

The premises are of blockwork inner and brickwork outer construction with steel cladding to upper elevations with a steel clad roof incorporating daylight panels supported upon a steel portal frame. The ground floor is concrete and there is a personnel door and WC. There is a ground floor workshop with suspended ceiling, lighting and entrance lobby and the first floor is arranged as offices with a kitchenette and is accessed via a staircase from the ground floor entrance lobby. The internal eaves height is 5.5m, the height under the mezzanine is 2.3m and loading is by way of a loading door measuring approximately 3.7m wide.

3 phase electricity and gas are available (not connected).

Externally, there is a tarmacadam loading forecourt and car-parking spaces.

RATEABLE VALUE

To be assessed.

EPC RATING

Unit 5 & 6: C - 63

ACCOMMODATION

| | |
|---|--------------------|
| Ground floor | 1,142 sq ft |
| First floor mezzanine | 1,164 sq ft |
| Total gross internal area approx | 2,306 sq ft |

The accommodation has been measured in accordance with the RICS Property Measurement 6th Edition.

LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

RENT

£13,950 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the management and maintenance of the common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

VIEWINGS



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IMPORTANT

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).



LEGAL COSTS

Each party is 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.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.