

TO LET

LIGHT INDUSTRIAL PREMISES

Including two-storey
office accommodation

Unit 4
Balena Close
Creekmoor Industrial Estate
Poole BH17 7DB

14,262 sq ft (1,325 sq m)
Plus 2,442 sq ft (227sq m) mezzanine
Approx. gross internal area

£96,000 + VAT per annum exclusive





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.

Reference: SJT/10151

LOCATION

The premises are situated in Balena Close forming part of the established Creekmoor Industrial Estate with access via Cabot Lane which connects to the B3068 Broadstone Way approximately 2 miles north of Poole town centre.

DESCRIPTION

The property comprises a semi-detached industrial unit with two-storey office accommodation at the front. The premises are of brick / block construction with steel cladding to some elevations and a concrete portal frame supporting a steel clad pitched roof incorporating daylight panels over the factory. The 2 storey admin section at the front is of brick elevations and a flat roof with windows at ground and first floor levels.

Features include:-

- * Personnel entrance doors
- * 2 storey office accommodation
- * Electric sectional up and over loading door approx. 4.5m wide x 4.5m high
- * Internal eaves approx. 5m
- * WCs
- * Kitchenette
- * Boarded mezzanine floor extending to approx. 2,442 sq ft (227 sq m)
- * Forecourt parking and loading
- * Additional 36 car parking spaces (some double banked) in gated yard at the rear

SERVICES

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

ACCOMMODATION

Factory	12,016 sq ft	1,116 sq m
Ground floor offices, Wcs	1,174 sq ft	109 sq m
First floor offices, Wc's	<u>1,072 sq ft</u>	<u>100 sq m</u>
Total	14,262 sq ft	1,325 sq m
Boarded mezzanine floor	2,442 sq ft	227 sq m

All areas measured on a gross internal basis

PLANNING

Within the external rear parking area no machinery shall be operated, no processes shall be carried out nor any deliveries taken or despatched outside the hours of 07.00am and 6.30pm on Mondays to Fridays, 7.00am and 1.00pm on Saturdays and at no time at all on Sundays, bank or public holidays.

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.

TENURE

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

RENT

£96,000 plus VAT per annum exclusive

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

LEGAL COSTS

As is customary, the ingoing tenant will be responsible for the landlord'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.

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

Rateable Value £75,000 (1 April 2023 to present)

ENERGY PERFORMANCE CERTIFICATE

Assessment Band B (34)

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.

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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

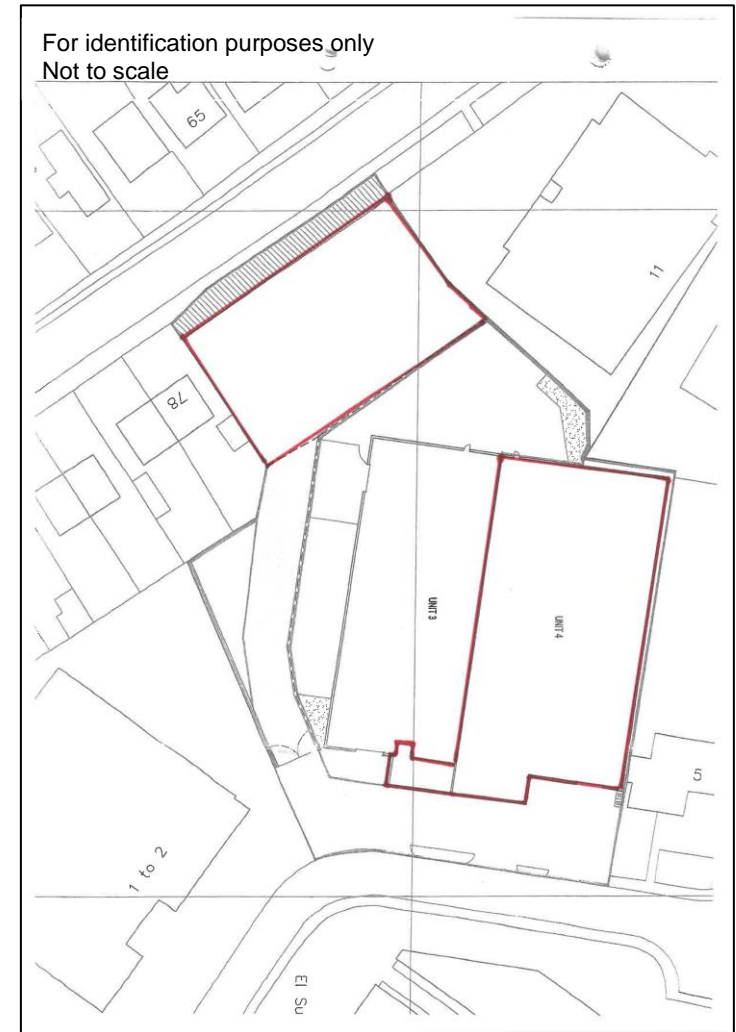
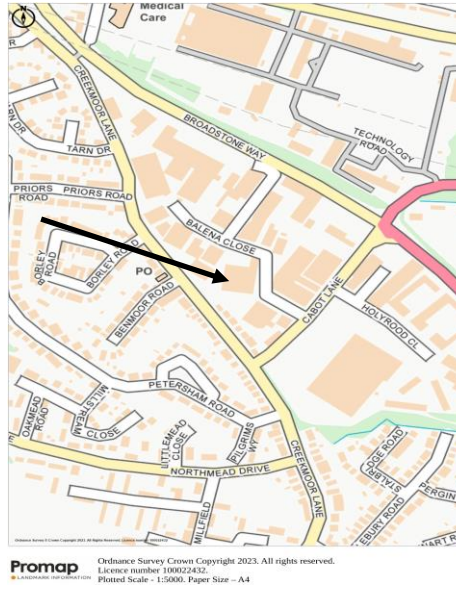


Steven Tomkins
stevet@nettsawyer.co.uk
01202 550246

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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