NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET

MODERN INDUSTRIAL / WAREHOUSE UNITS

Units 10 & 12
Brixey Business Park
Fancy Road
Poole, BH12 4PZ

1,012 sq ft (94 sq m) & 1,116 sq ft (104 sq m)
Approx. gross internal areas

£13,900 + VAT per annum exclusive
£15,000 + VAT per annum exclusive





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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.

LOCATION

The property is situated on a modern development of industrial / warehouse units on Fancy Road which is accessed from the B3061 Old Wareham Road which connects to the A348 Ringwood Road and A3049 Dorset Way dual carriageway leading to the A35.

Poole is approximately 2.5 miles to the south west, whilst Bournemouth is approximately 4.5 miles to the east.

DESCRIPTION

The properties are both end of terrace units on the Brixey Business Park in Fancy Road.

The units are constructed of brick / block lower elevations with cladding above and a steel portal frame supporting a steel clad pitched insulated roof incorporating translucent daylight panels.

Features to each unit include:-

- Personnel entrance door
- Unisex WC facility
- Partitioned office in Unit 10
- Sectional up and over loading door measuring 3m wide x 4m high approx.
- Ground and first floor uPVC double glazed windows
- Internal eaves height approx. 5.8m
- 3 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.

ACCOMMODATION

Unit 10		
Ground floor		
Incl. office, WC	1,116 sq ft	104 sq m
Unit 12		
Ground floor		
Incl. WC	1,012 sq ft	94 sq m

Measured on a gross internal basis


Unit 10

PLANNING

We understand there are working hour restrictions for B2 uses to between 0700 and 1900 Mondays to Fridays inclusive, 0800 to 1300 on Saturdays and not on Sundays, Bank and other National 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 123321 in connection with their own proposed use of the property.

TENURE

The units are available to let on a new full repairing and insuring leases for a term to be agreed incorporating upward only open market rent reviews.

RENT

Unit 10 £15,000 plus VAT per annum exclusive

Unit 12 £13,900 plus VAT per annum exclusive

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

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

Rateable Values:

Unit 10 £13,500 (From 1st April 2026)

Unit 12 £12,250 (From 1st April 2026)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Unit 10 Assessment – Band D (90)

Unit 12 Assessment – To be commissioned

The full EPC and recommendations report are available on request.

SERVICE CHARGE

We understand a service charge is payable in respect of the upkeep, management and maintenance of the common parts of Brixey Business Park. Please contact the agents for further information.

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.

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**

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agents:-

NETTLESHIP SAWYER
01202 556491
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Promap V2 LANDMARK INFORMATION
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