

TO LET NEW INDUSTRIAL/BUSINESS UNIT

Unit C12 Admiralty Park, Station Road, Holton Heath, Poole
BH16 6HX



- Suited to B1(b), B1(c) and B8 use classes
- Close to Holton Heath train station
- Approximate gross internal area 84.08 sq m (905 sq ft)
- £8,500 per annum exclusive
- Parking

LOCATION

Admiralty Park is a mature parkland setting extending to around 42 acres. The site is accessible from Station Road off the A351 Sandford Road. The creation of a further entrance from Holton Road is currently being explored.

Holton Heath train station is located within 50 metres of the southern boundary, providing access to the main rail network between Weymouth and London Waterloo. Poole Town Centre is approximately 15 mins by car.

DESCRIPTION

The development comprises 14 new industrial units constructed of steel frame with part brick and clad elevations, under steel profile insulated roofs. We understand the units will provide the following specification:

- Sectional loading access door
- WC
- Water
- Gas
- Three phase electricity
- Concrete floor
- Allocated parking
- Roof lights
- Personnel entrance
- Internal Lighting
- Visitors parking

The unit provides **three allocated parking spaces**.

We have calculated the following approximate gross internal area:-

Ground: 84.08 sq m (905 sq ft)

PLANNING

We are advised planning consent has been granted for uses falling within the below classes of The Town and Country Planning (Use Classes) Order 1987.

- B1(b) – research and development
- B1(c) – light industrial
- B8 – storage and distribution

BUSINESS RATES

The property is awaiting assessment.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC asset rating of:- B – (31).

A copy of the full report is available on request.



TENURE

The unit is available by means of new Full Repairing and Insuring Lease for a term to be negotiated and incorporating three yearly upward only rent reviews.

RENT

£8,500 per annum exclusive.

The rent is payable quarterly in advance and are exclusive of business rates, estate service charge, utility costs and VAT.

VIEWING

Strictly by appointment with the Agents, Sibbett Gregory:

Sibbett Gregory
Contact: Jon Baron - 01202 661177
jonbaron@sibbettgregory.com

Or via joint agents, Goadsby: (01202 550110)

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed

