

TO LET INDUSTRIAL/WAREHOUSE UNIT WITH MEZZANINE

Unit 42 Glenmore Business Park, Blackhill Road, Holton Heath Trading Park, Poole, Dorset, BH16 6NL



- End of terrace self-contained industrial / warehouse premises
- Immediately Available
- £12,750 per annum exclusive
- Gross Internal Area of approx. 147.25 sq m (1,585 sq ft)

LOCATION

The development is situated within the successful Glenmore Business Park which has access from Blackhill Road at Holton Heath Trading Park, Poole.

Holton Heath Trading Park is an established and popular industrial location situated approx. 5 miles to the west of Poole Town Centre with access from the A351 Wareham Road, which links with the A35 approx 1 mile to the north.

DESCRIPTION

The end of terrace unit is constructed of steel portal frame construction with lower elevations of facing brickwork and modern insulated cladding material above.

The unit benefits from:-

- Daylight roof panels
- Double glazed windows on the ground and first floor
- Electric sectional loading access door
- Three phase electricity supply
- Gas supply
- WC
- Security alarm

Externally, 2 car parking spaces are provided with the unit.

The property provides the following approximate gross internal floor areas:

Ground:	98.2 sq m (1,057 sq ft)
First:	49.05 sq m (528 sq ft)

Whole:	147.25 sq m (1,585 sq ft)
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TENURE

The premises are available to let by way of a new Full Repairing & Insuring lease for a term to be agreed.

Alternatively, a freehold sale will be considered.

RENT

£12,750 per annum exclusive.

The rent is exclusive of business rates, estate service charge, building insurance, utilities and VAT.



PRICE

£175,000 exclusive.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £7,400. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

The proposed Rateable Value under the 2017 revaluation is £8,400.

Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

ENERGY PERFORMANCE

An EPC has been commissioned and is awaited.

VIEWING

Strictly by appointment with the Agent, Sibbett Gregory.

Contact: Jon Baron - 01202 661177

jonbaron@sibbettgregory.com

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.

