

FOR SALE / TO LET BUSINESS PREMISES

Unit 3 Holes Bay Park, Sterte Avenue West, Poole BH15 2AA



- Approx. gross internal area: 387 sq m (4,170 sq ft)
- £32,500 per annum exclusive
- Offers in the region of £425,000 exclusive
- Freehold

LOCATION

The property is located on Sterte Avenue West which provides good access within and beyond the conurbation via the A350 dual carriage way.

Poole rail and bus stations are approximately 3 & 4 minutes away (by car) respectively.

DESCRIPTION

The property is constructed by means of a steel frame with part brick and clad elevations, under a dual pitch steel profile roof incorporating roof lights.

Accommodation is provided over two floors, the ground has an approximate floor to ceiling height of 2.3m.

The property provides the following specification:

- Suspended ceilings with part LED lighting
- Power points
- Data points
- Gas
- Air conditioning (not tested)
- Painted concrete floor
- Glazed frontage

We have calculated the following approximate gross internal areas:

| | |
|---------|------------------------|
| Ground: | 192 sq m (2,071 sq ft) |
| First: | 195 sq m (2,099 sq ft) |

| | |
|---------------|-------------------------------|
| Whole: | 387 sq m (4,170 sq ft) |
|---------------|-------------------------------|

TENURE

The premises are available by means of a new full repairing and insuring lease for a term to be agreed. Or alternatively, freehold with vacant possession.

RENT

£32,500 per annum exclusive.

The above given rental is exclusive of rates, service charge, insurance, utilities and VAT.



PRICE

£425,000 exclusive of VAT.

PLANNING

We understand the premises have most recently been used for manufacturing and offices. All parties are encouraged to make their own enquiries to the Local Authority should they have concerns in respect of their proposed use.

BUSINESS RATES

The property is awaiting reassessment.

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.

EPC

The property has an EPC rating of: C – (71)

A copy of the full report is available on request.

VIEWING

Strictly by appointment with the joint sole agents, Sibbett Gregory or Goadsby.

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.

