

PRICE REDUCTION

# FOR SALE Or TO LET

Users of this car park do so at their own risk. The management will not accept responsibility for any damage, accidents or losses.

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 Cowling  
& West

01202 558 262  
cowlingandwest.co.uk

## 2 STOREY BUSINESS UNIT

- 4,097 sq. ft. approx. (GIA)
- Unit 4 Holes Bay Business Park, Sterte Avenue West, Poole, BH15 2AA



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## ● Location

The property is located within an established commercial development on the outskirts of Poole town centre. The site has a prominent position overlooking the A350 Holes Bay dual carriageway, which links at its northern end with the A35 and in turn provides a link to the remainder of the strategic road network in the area.

The property has the benefit of being within close proximity to Poole town centre and the main line railway station which has a direct link to London Waterloo.

## ● Description

The property comprises a mid-terrace modern style building constructed in the early 2000's. It is a steel portal frame construction with part brick and part profile steel cladding elevations under an insulated profile steel clad roof.

There is a glazed panel frontage with double personnel doors behind which there is an electrically operated roller shutter offering additional security.

The unit has been laid out to provide production/storage space at ground floor level and the first floor is laid out principally for offices.

## ● Accommodation

Ground floor production area	2,129 sq. ft.
First floor offices	1,968 sq. ft.
<b>TOTAL</b>	<b>4,097 sq. ft.</b>

These areas have been calculated on a gross internal basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice.

## ● Features

- **Modern quality unit**
- **Ground floor reception**
- **Ground floor kitchen/staff room**
- **Ground floor WC's**
- **Suspended ceilings on the first floor with LED lighting**
- **Air conditioning**

## ● Tenure

Freehold - **£400,000**

[GOOGLE STREET VIEW](#)

[VIEW LOCATION MAP](#)

## Leasehold Option

A new full repairing and insuring lease incorporating 3 yearly upward only rent reviews for a period of years to be agreed.

## ● Rent

**£33,000 pa exclusive of rates and VAT**

## ● Rates

The current rateable value will need to be reassessed as the rateable value is based on two units.

## ● Energy Performance

The property has an Energy Performance Asset Rating of C (73).

## ● Legal Costs

In the event of a leasehold transaction the ingoing tenant will be responsible for the Landlord's reasonable legal costs and the agents costs in connection with obtaining references.

## ● Viewing Strictly by appointment through the sole agents:

Cowling & West  
The White House  
170 Magna Road  
Canford Magna  
Wimborne  
Dorset BH21 3AP

David Cowling  
davidc@cowlingandwest.co.uk

## ● Finance Act 1989

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

## ● Important Note

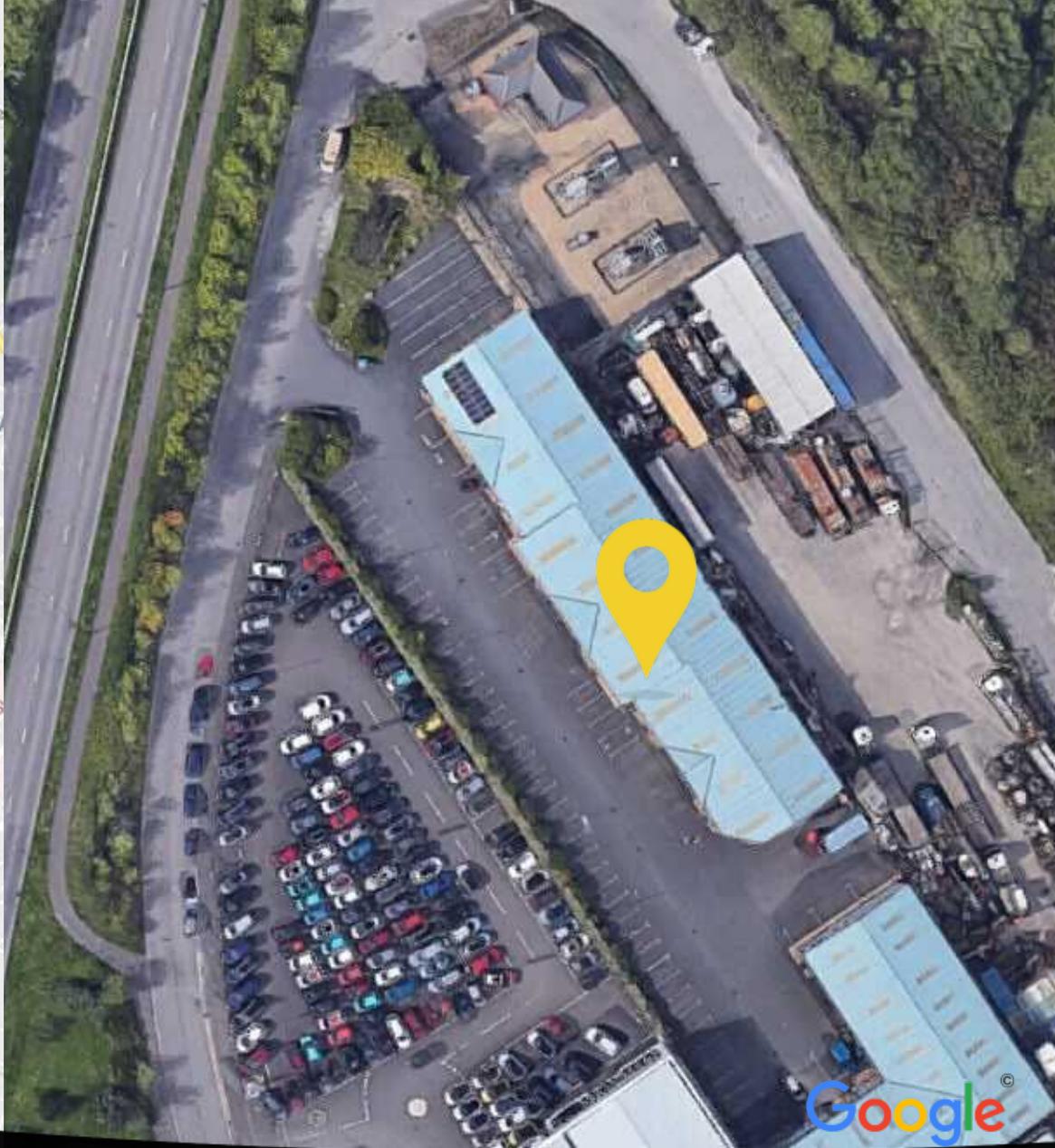
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## ● Disclaimer

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You can call us or email  
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