

## **FOR SALE** INDUSTRIAL PREMISES WITH FIRST FLOOR OFFICE / STORAGE

Unit 12 Glenmore Business Park, Blackhill Road, Holton Heath Trading Park,  
Poole, Dorset, BH16 6NL



- Freehold
- £235,000 exclusive
- Parking
- Gross internal area of approx. 196.94 sq m (2,120 sq ft)

## LOCATION

The unit 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 mid terrace unit is constructed by means of a steel portal frame with elevations of facing brickwork and cladding under an insulated steel profile roof incorporating roof lights.

The accommodation is configured to provided storage/workshop, office, WC and kitchen on the ground floor with additional storage, offices and laboratory accommodation on the first.

The unit benefits from:-

- Aluminium double glazed personnel entrance with electric security shutter
- Loading access door
- Fire & security alarms
- Three phase electricity
- Capped gas supply
- Aluminium double glazed windows
- Eaves height c. 6m

Two parking spaces are provided at the front of the unit.

The property provides the following approximate gross internal floor areas:

Ground: 112.53 sq m (1,211 sq ft)  
First: 84.40 sq m (908 sq ft)

**Whole: 196.94 sq m (2,120 sq ft)**

## TENURE

The property is available freehold with vacant possession.

## PRICE

£235,000 exclusive of VAT.



## BUSINESS RATES

The property has been assessed by the Valuation Office Agency to have a rateable value of £11,500.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## ENERGY PERFORMANCE

The property has an EPC rating of: E – (117).

A copy of the full report is available on request.

## VIEWING

Strictly by appointment with the Agent, Sibbett Gregory.

Contact: Jon Baron- 01202 661177

[Jonbaron@sibbettgregory.com](mailto: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.

