

# FOR SALE



 **Cowling  
& West**  
**01202 558 262**  
[cowlingandwest.co.uk](http://cowlingandwest.co.uk)

## 2 STOREY BUSINESS UNITS

- Combined space of 7,694 sq. ft. approx. (GIA)
- Units 4 & 5 Holes Bay Business Park, Sterte Avenue West, Poole, BH15 2AA





Unit 4 Holes Bay Business Park, Sterte Avenue West, Poole, BH15 2AA





Unit 5 Holes Bay Business Park, Sterte Avenue West, Poole, BH15 2AA

● Location

The properties are 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 properties have 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

Unit 4

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.

Unit 5

Similarly the property was constructed in the early 2000's and is also steel portal frame construction with part brick and part profile steel cladding elevations under an insulated profile steel clad roof.

There is an electrically operated roller shutter on the frontage and a separate personnel door.

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

Unit 4	Ground floor production area	2,129 sq. ft.
	First floor offices	1,968 sq. ft.
	TOTAL	4,097 sq. ft.
Unit 5	Ground floor production area	1,891 sq. ft.
	First floor offices	1,706 sq. ft.
	TOTAL	3,597 sq. ft.
TOTAL COMBINED SPACE		7,694 sq. ft.

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

GOOGLE STREET VIEW

VIEW LOCATION MAP

## ● Features

- Modern quality units
- **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 - **£720,000**

Leasehold - **PRICE ON APPLICATION**

## ● Rates

The combined rateable value for the units is £53,000 and they are described as Workshop and premises.

## ● Energy Performance

Unit 4 - C(73). Unit 5 - C(73)

## ● Legal Costs

Each party to bear their own legal costs.

## ● 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

Ref : W.10540

## ● 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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