

FOR SALE MODERN INDUSTRIAL/BUSINESS PREMISES

Unit 13 Brixey Business Park, Fancy Road, Poole BH12 4PZ



- EPC RATING: B – (27)
- £250,000 exclusive
- Gross internal area approx. 206.86 sq m (2,226 sq ft)
- Three parking spaces

LOCATION

The property is located on a small, recently developed business park of 24 units, on the edge of an industrial and commercial area. Fancy road connects with Old Wareham Road (B3061) which in turn links with the A3049 dual carriageway and provides access to the arterial road network serving the area.

DESCRIPTION

The property is of steel frame construction with external walls of part cavity brick/block and clad elevations under a dual pitch steel profile roof with daylight panels. The accommodation provides ground floor storage with first floor office and store.

The property provides the following specification:

- Roller shutter loading access
- Personnel entrance
- Disabled access WC
- Security alarm
- Air conditioning
- Kitchenette
- Concrete floor (ground)
- Allocated parking
- Three phase electricity
- Gas (capped)

The property has the following approximate gross internal floor area:

Ground:	103.43 sq m (1,113 sq ft)
First (office/storage)	103.43 sq m (1,113 sq ft)
Whole:	206.86 sq m (2,226 sq ft)

TENURE

Freehold.

The sale will be subject to confirmation of vacant possession.

PRICE

£250,000 exclusive.

The price is exclusive of VAT and other purchaser's costs.



EPC

The property has an EPC rating of **B – (27)**.
A copy of the full report is available on request.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of **£15,000**. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

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.

USE

We understand the premises are suited to industrial, office and storage uses. All parties are encouraged to make their own enquiries to the local authority should they have concerns in respect of their proposed use.

VIEWING

Strictly by appointment with the Sole 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.

