

HIGH QUALITY COMMERCIAL UNIT

FOR SALE or TO LET

Unit 4
The Concept Centre
Innovation Close
Poole
BH12 4QD



NO PARKING
IN FRONT OF THESE
DOORS AT ANY TIME
ACCESS REQUIRED 24/7

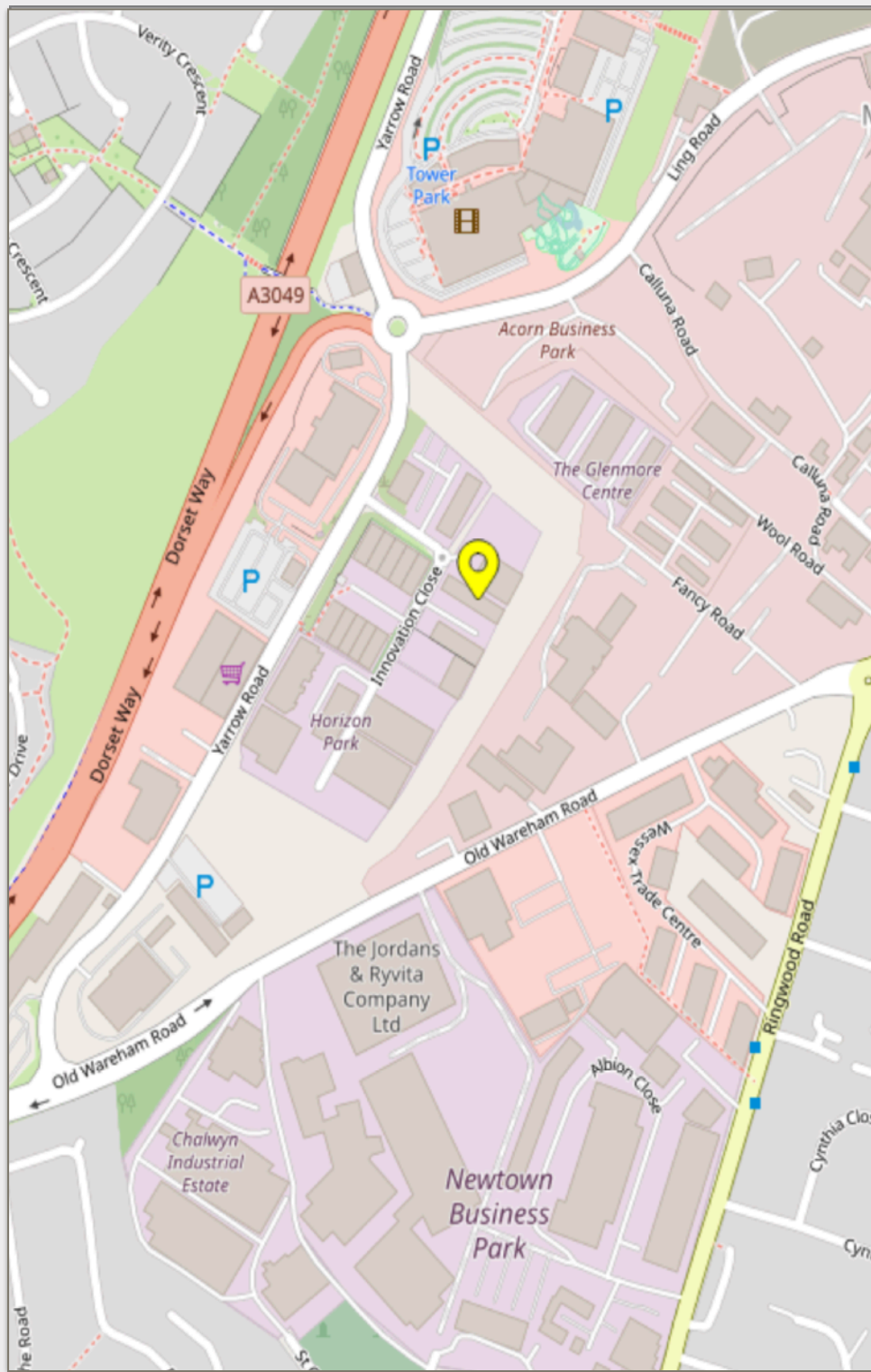
No Parking
Without Approval
24hrs a Day

4

5

191 SqM (2,056 SqFt)

WATTS | HOLT
COMMERCIAL AGENTS AND SURVEYORS



DESCRIPTION

Having been significantly improved upon since its original construction, the premises consist of a modern, mid-terrace industrial/business unit.

The property is formed of steel portal frame construction with brick/blockwork elevations beneath steel clad, insulated upper elevations and roof.

Access is provided by means of a pedestrian door and roller shutter door.

Internally, the unit presents particularly well and includes first floor office accommodation whilst retaining a 3.3 metre working space for storage/production below.

The unit benefits from toilets on both ground and first floor with the latter also providing a separate kitchen, shower and internal office

Externally the unit offers allocated parking for 3 cars as well as further space in front of the loading door.

All mains services are provided, including 3-phase electricity and air conditioning throughout.

Further benefits include:

- New Video Entry System
- Full CAT 5E Networking
- Disabled WC Provision
- Recently decorated
- Fire & Monitored Burglar Alarm
- LED Lighting throughout

LOCATION

Accessed from Yarrow Road on Tower Park, Innovation Close is adjacent to Poole Trade Park and its many national occupiers, including Tool Station and Tile Giant. Ideally positioned to serve both Poole and Bournemouth. The unit provides easy access to the major road networks throughout the conurbation.

TENURE

The property is available to purchase by way of 999 year lease from 2010 or to rent by means of a new FRI lease for a term to be agreed.

PRICE

O.I.E.O £300,000. We are informed that VAT is not payable

RENT

£18,000 per annum exclusive of business rates and insurance.

WATTS || HOLT
COMMERCIAL AGENTS AND SURVEYORS

01202 461 586 | hello@wattsholt.com | wattsholt.com

PLANNING

We understand that the unit has planning consent for Class E Commercial, Business & Service

In accordance with our usual practice, however, all interested parties are encouraged to contact Poole Borough Council, planning department (01202 123321) with respect to the authorised use of the property and their proposed use.

BUSINESS RATES

Rateable value is currently £20,250

The Government has doubled Small Business Rate Relief. Eligible occupiers may benefit from having a significantly reduced liability for Uniform Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party to bear their own.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract.





TRUST, DILIGENCE AND COMMERCIAL SAVVY

Making a name for ourselves on the south coast by winning your trust. Watts Holt are a multi-disciplined agency and consultancy based on the South Coast with years of experience in all aspects of commercial property.

We provide advice on valuations, lettings and sales of all commercial property, including shops, offices, industrial units and land both locally and nationally. As well as providing a full building consultancy service to small and large clients, covering all aspects of the built environment.

Our extensive market knowledge and prompt approach to matters has earned us the reputation as one of the most active agencies in the area, with clients from multi-national property corporations to the smallest investor looking to maximise the value of their portfolio.

With our RICS Regulated surveyors, we provide all clients with a professional and commercial service designed to suit their specific needs and have a wide range of experience in dealing with various building types and construction projects.

Arrange a viewing today

01202 461 586 | hello@wattsholt.com

WATTS || HOLT

01202 461 586 | hello@wattsholt.com | wattsholt.com
THE YARD | LOCH ROAD | POOLE | BH14 9EX