



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

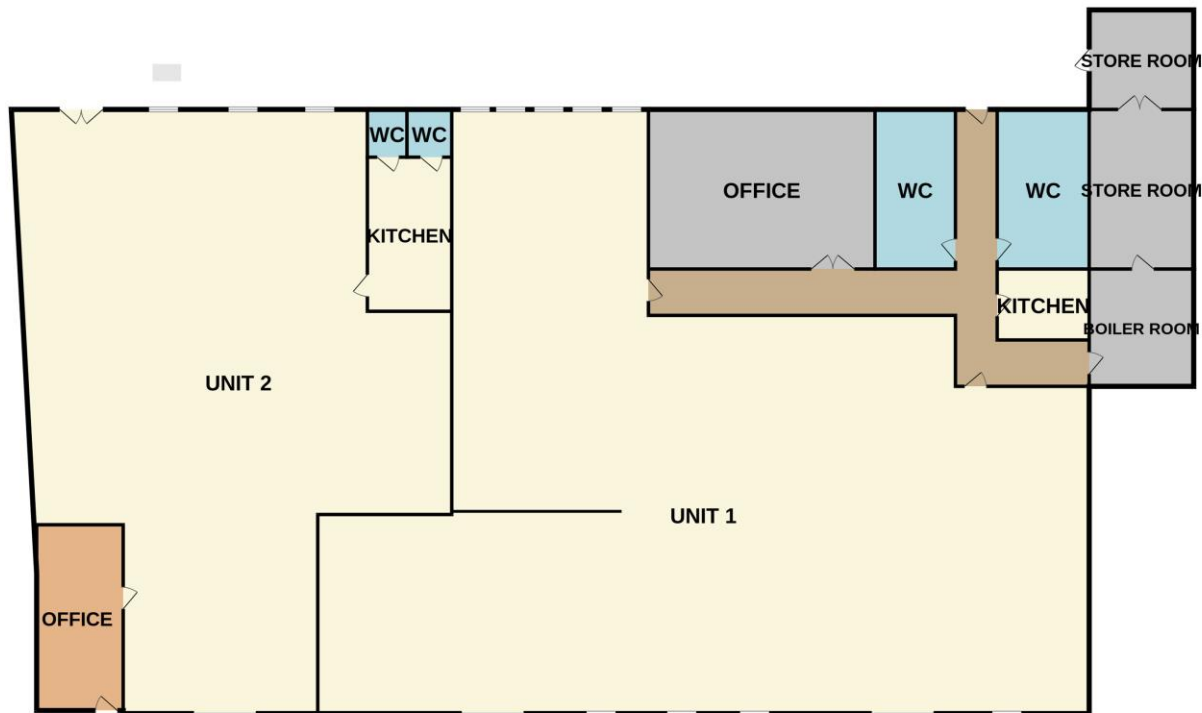
**A LARGE COMMERCIAL PREMISES IN THE BUSY BELENA CLOSE BUSINESS PARK,  
WITH PARKING FOR UP TO 40 CARS,  
CURRENTLY SPLIT INTO 2 UNITS.**



# Belina Close, Creekmoor, Poole, Dorset BH17 7DY

**PRICE £1,100,000 + VAT**

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location:

The property is situated in Balena Close Business Park which is accessed via Cabot Lane, just off the A349. There is access to Poole Town Centre which is under 3 miles away with its harbour & train station. The bustling town of Bournemouth is 8 miles to the East with access along the A31 to the New Forest on to the M3 & to London.



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## PRICE £1,100,000 + VAT

### The Property:

This business premises (Unit 54) has been newly clad with steel and has blockwork inner walls. The floor is concrete and there are several partition walls internally. Additionally, there are 2 electrically operated roller doors on the rear aspect of the property.

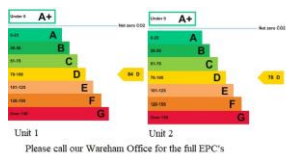
There is a car park on the roof of the premises able to park approximately 40 vehicles.

The premises is accessed via UPVC door into the entrance hall, there are separate ladies and gentlemen WC's on either side. There is a kitchen with storage cupboards, work surface and sink, there is room for seating and electrical power outlets for appliances.

The majority of the business premises are open plan with concrete flooring, there are electrically operated roller doors. There are a number of upvc windows along the front and rear aspect.

Unit 54a is used as a motor mechanics, currently on a 10 year lease generating circa £24,000 per annum plus a 5% management fee.

A roller door gives access into the main mechanics workspace, there is ample room for working on a number of cars at the same time.



At the front of the building is a glass panelled upvc door giving access to the stud wall construct office. At the front there is a customer service desk and a further half stud wall separates the private office area. At the back of the unit there is a further glass panelled door for rear access. There is an staff room with a kitchenette and male and female WC's.

Further benefits are employee parking on the roof, 10 spaces have been allocated to this unit as part of the 10 year lease.

A vehicular access road runs the full length of commercial premises ideal for access to both units.

### Rateable Value

Unit 54 - £42,500 from 01/04/2023

Unit 54a - £16,250 from 01/04/2023

### Measurements:

#### Unit 1

Warehouse	72'9" (21.71m) max x 69' (21.03m) max
Store Room	25'9" (7.86m) x 11'8" (3.56m)
Store Room	12' (3.66m) x 11'3" (3.44m)
Store Room	29' (8.83m) x 18'6" (5.65m)
Kitchen	10'4" (3.16m) max x 10'3" (3.12m) max
Cloakroom	18'3" (5.56m) x 10'6" (3.20m)
Cloakroom	18'3" (5.56m) x 9'5" (2.88m)
Boiler Room	13'5" (4.10m) x 12'2" (3.70m)

#### Unit 2

Warehouse	69'2" (21.08m) max x 47'4" (14.43m) max
Office	21'4" (6.49m) x 9'11" (3.01m)
Kitchen	23'3" (7.09m) 9'8" (2.94m)

