



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 3, 12 HOLTON ROAD  
HOLTON HEATH INDUSTRIAL ESTATE, POOLE BH16 6LT**



## **Industrial/Warehouse TO LET or FOR SALE**

- Ground floor 12,960 sq.ft. (1203 sq.m. ) Approx
- First floor offices 3,955 sq.ft. (367 sq.m.) Approx
- Secure fenced yard to the rear and parking and loading bays at the front and side of the building

**£1.5m Freehold  
Or  
£95,000 p.a.  
Leasehold**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

Holton Heath Industrial Estate is located 2 miles south of the Bakers Arms roundabout on the A35. Wareham is 4 miles from Holton Heath and to the east, Poole and Bournemouth town centres are 7 miles and 13 miles respectively from the industrial estate.

The property comprises a detached industrial unit of steel portal frame construction under an insulated steel profile clad roof with day light panels. The main warehouse has been extended at the rear to provide additional floor space. The property includes roller shutter doors at the front and side of the building and a roller shutter door access from the yard at the rear

Within the main warehouse space there are offices at both ground and first floor levels offering a mix of open plan and partitioned office space. Additionally the accommodation includes a reception area, kitchenette, male and female cloakroom

The land in front and side of the building is predominantly tarmacked currently providing 33 parking spaces, 3 motorbike spaces, circulation space and loading bays

Accessed from Warren Way there is a Secure Yard enclosed with Palisade fencing and a concrete hard standing. Within the yard there is a detached workshop building (currently inspected)

## ACCOMMODATION

### Main Warehouse

Width 80'00" (23.3m)  
Depth 125'00" (38.1m)  
Roller shutter (front) 9'09" x 14'10" (2.9m x 4.5m)

### Rear Extension

Width 80'00" (23.3m)  
Depth 37'00" (11.3m)  
Roller Shutter (side) 9'10" x 15'09" (2.9m x 4.8m)  
Roller Shutter (into yard) 13'00" x 14'09" (3.9m x 4.5m)

Eaves 15'00" (4.5m)

Ridge 18'10" (5.7m)

**Gross Internal Area 12,960 sq.ft. (1203 sq.m.) Approx.**

**First floor offices 3,955 sq.ft. ( 367 sq.m.) Approx**

### Outside

Secure Yard accessed from Warren Way  
Detached building within the yard (currently uninspected)

33 parking spaces and 3 motor bike spaces at the front and side of the building and loading bays

## PLANNING

Long Established use as Light Industrial within Class B1  
Now Use Class E and the property would be suitable for a range of commercial uses

**RATEABLE VALUE** - £91,000 (previously £75,500)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## **EPC RATING—Rating C**

### **PRICE**

£1.5million (plus VAT) for the freehold

### **LEASEHOLD**

The property is available on a new lease with terms to be negotiated at a commencing rental of £95,000 p.a. (plus VAT)

## **VIEWING AND FURTHER DETAILS**

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

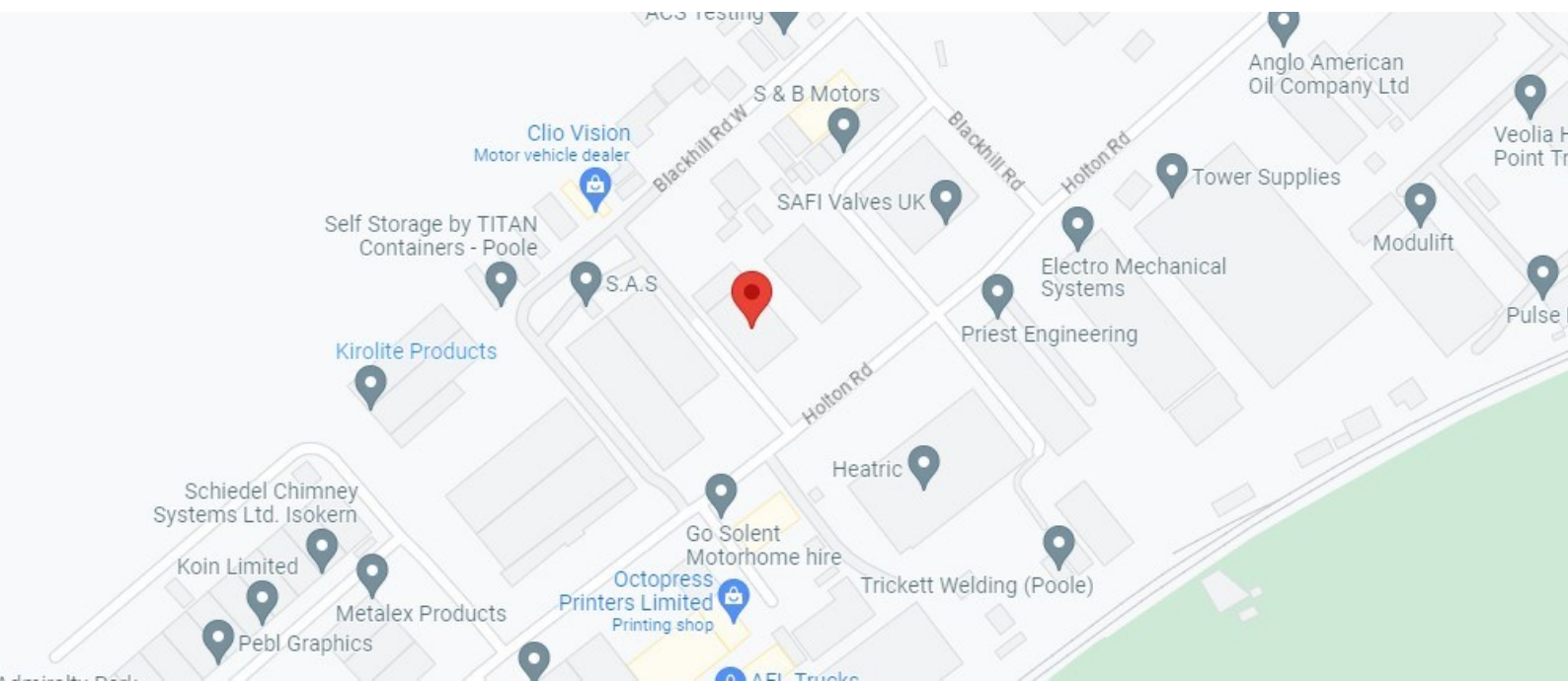
**Tel: 01202 551821**



### **MONEY LAUNDERING REGULATIONS**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.



Project:  
12 Holten Road, Holten Heath Trading Park, Poole  
BH16 6LT

Drawing Title:  
Site Plan

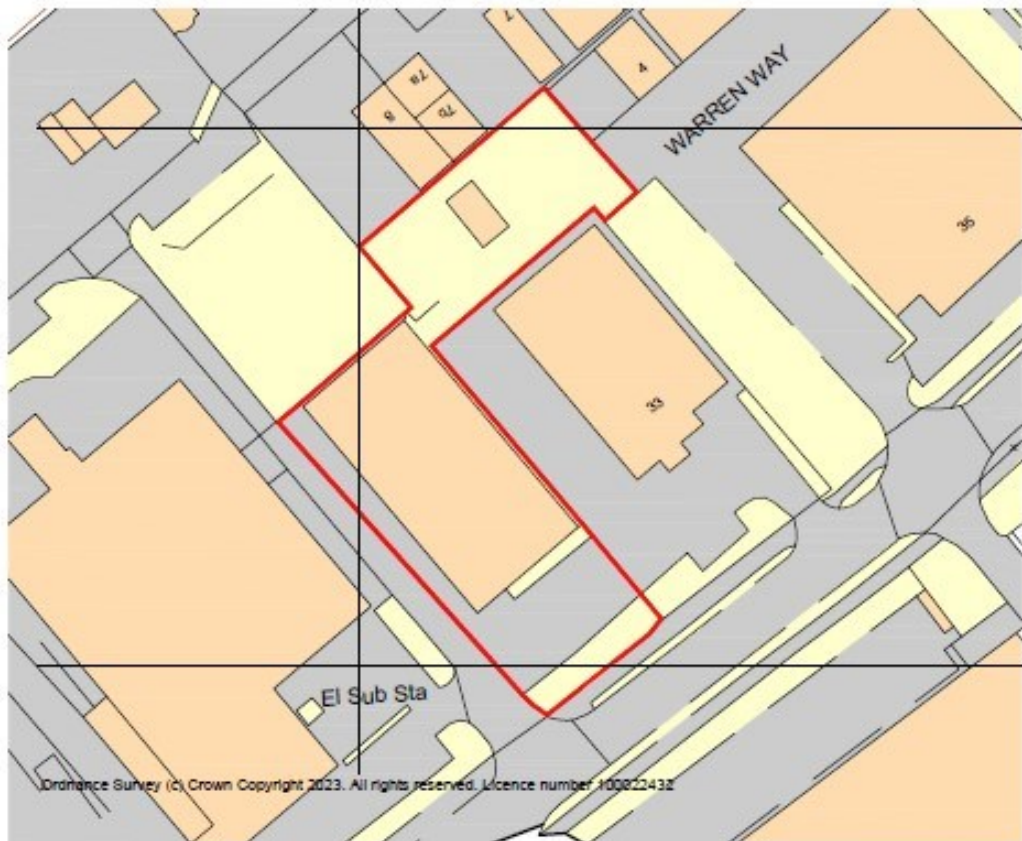
Date	Scale	Size	Dwg No.	Revision
25.09.23	As Shown	A4	LP - 001	-



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Site Plan  
1:1250