



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

2C Aston Way, Poole BH12 4FE



FOR SALE PRIME HIGH SPECIFICATION OFFICE AND INDUSTRIAL PREMISES - 3900 sq ft

SITUATION AND DESCRIPTION

Aston Way is a recent and professionally presented development of high specification office and industrial / storage units that are well connected to Poole and Bournemouth with good road connections to the M27, M3 and Bournemouth Airport

C2 comprises of well configured ground and first floor high specification space with a large workshop and storage area at ground floor and 'high end' offices above. The property provides an opportunity to acquire an attractive property in a well thought of trading estate with good letting prospects due to its well connected location and the quality of the buildings.

FLOOR AREAS (Approximate Net Internal)

Ground Floor

Gross Internal Area 183.48 sq m (1974 sq ft)

Comprising majority warehouse areas with ancillary office and toilet and DDA compliant toilet

First Floor

Gross Internal Area 178.62 sq m (1922 sq ft)

Comprising high specification offices with glazed partitioned meeting room, air-conditioning and heating and high specification lighting

Total Gross Internal Area 361.1 sq m (3896 sq ft)

Space to park 6 cars.

PLANNING Class E (Office and Light Industrial) and B8 (Storage)

EPC Rating B



SPECIFICATION

Full height roller shutter leading to loading bay and work shop
Separate office entrance and reception area leading to staff rooms and open plan offices

PROPOSAL

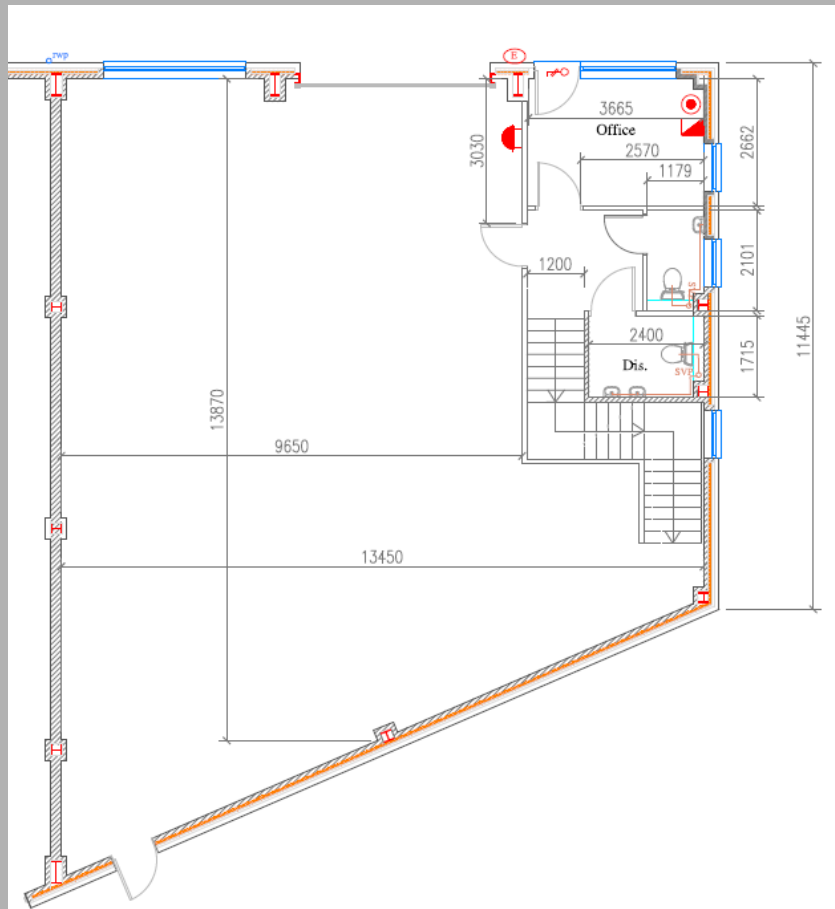
Available for sale at a guide price of £ 550,000 (Plus VAT where applicable)

VIEWING AND FURTHER DETAILS

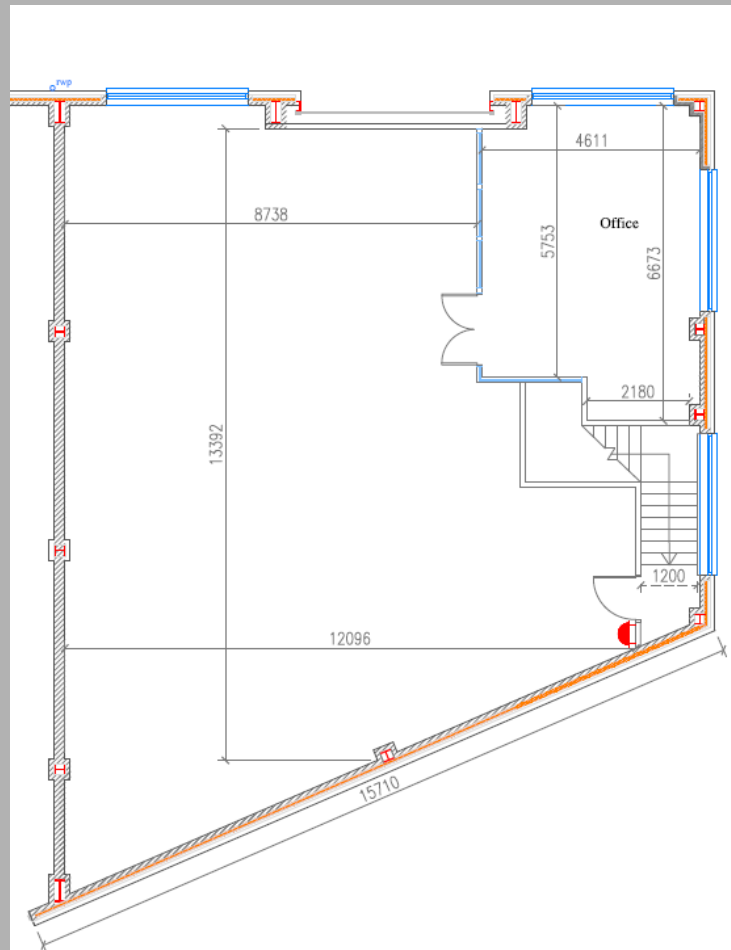
By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

GROUND FLOOR

FIRST FLOOR



UNIT 2C Ground Floor



UNIT 2C First Floor

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.

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