

# TO LET

## MODERN LIGHT INDUSTRIAL UNIT

Unit 12a Birch Copse  
Technology Road  
Poole,  
BH17 7FH

1,505 sq ft (140 sq m) approx. gross internal

£16,250 plus VAT per annum exclusive



Reference: 10177.12a/SJT

## LOCATION

The property is situated on Birch Copse a small development of industrial units accessed from Technology Road which connects to Cabot Lane (A349) which is a short distance from its junction with the Broadstone Way and is approximately 3 miles north of Poole town centre.

## DESCRIPTION

The premises comprise a mid-terrace unit of brick/block lower elevations and profiled cladding above with a steel frame supporting an insulated pitched roof incorporating daylight panels.

Features include:-

- Personnel entrance door with security gate
- Reception/office
- Sectional up and over loading door measuring 3m wide x 4.2m high
- Internal eaves height approx 5.4m
- 2 WC facilities
- Car parking

## ACCOMMODATION

Ground floor inc reception / office, wcs & factory	1,505 sq ft	140 sq m
--	-------------	----------

Measured on a gross internal basis

## PLANNING

In accordance with our normal practice we advise all interested parties to make their own enquiries through the Planning Department of BCP Council (Poole) tel: 01202 123321 in connection with their own proposed use of the property.

## SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

## TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed incorporating 3 yearly upward only open market rent reviews.

## RENT

**£16,250** plus VAT per annum exclusive.

The rent quoted is exclusive of business rates, VAT, service charge, insurance premium and all other outgoings.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £16,000 (1 April 2023)

## LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

## SERVICE CHARGE

Premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts etc. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.



## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (98).

The full EPC and recommendations report are available on request.

## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

## ANTI MONEY LAUNDERING REGULATION

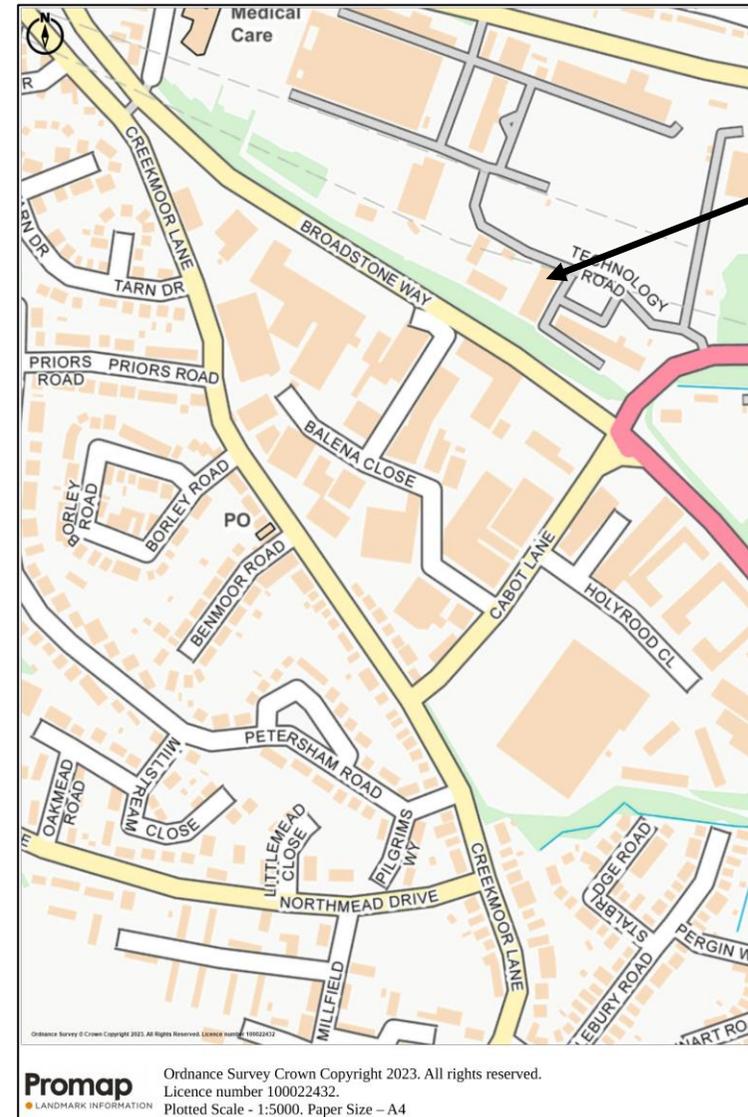
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.