

# TO LET

## BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

(Available together or separately)

Units 4 & 5  
Churchill Business Park  
Provence Drive  
Off Magna Road  
Poole BH11 9GH

1,530 sq ft – 3,068 sq ft  
Approx. gross internal area

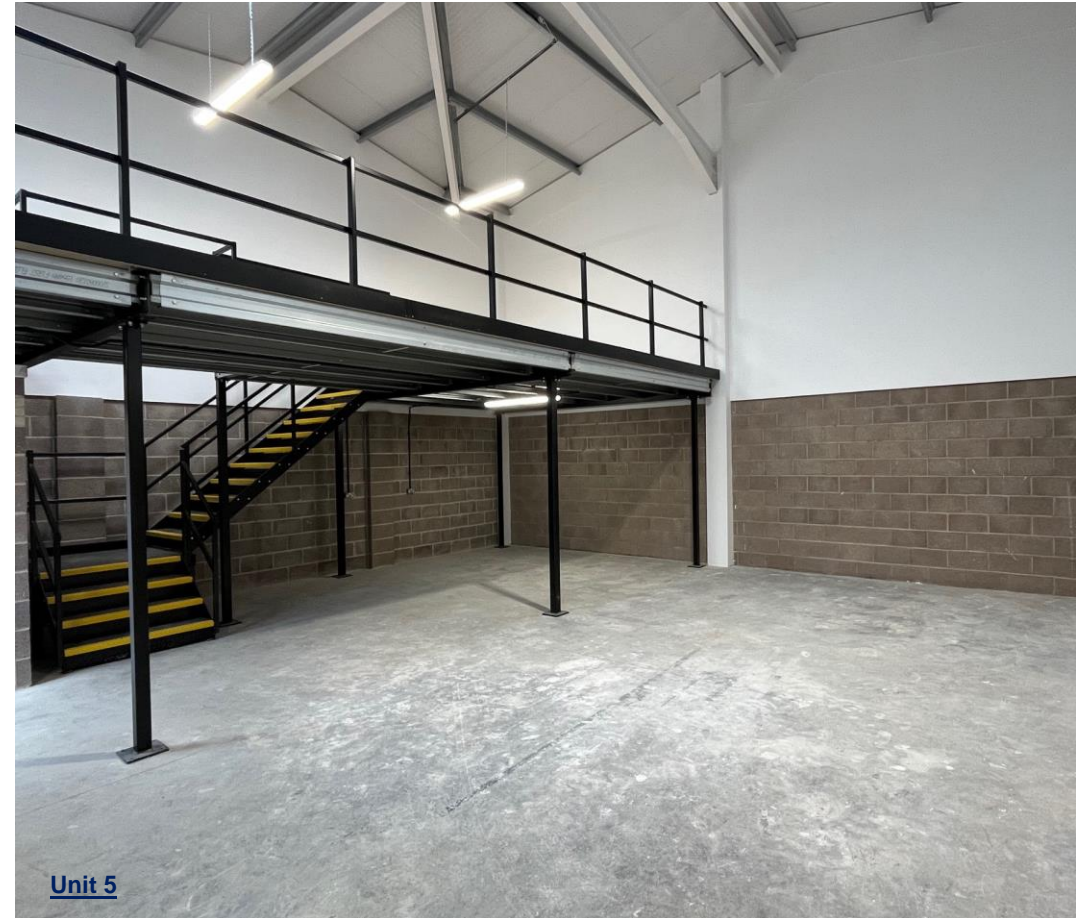
**From £18,750 + VAT per annum exclusive**



Unit 5







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.

Reference: SJT/10180

## LOCATION

The premises are situated on a new industrial / warehouse development known as Churchill Business Park, which is accessed from Provence Drive via the A341 Magna Road, which connects to the A349, leading to the A31 providing connections to the M27 / M3 and national motorway network to the north east and the A35 to the West.

## DESCRIPTION

The property comprises two similar mid-terrace industrial / warehouse units available individually or together. The units are constructed of brick/block lower elevations and cladding to upper elevations with a steel portal frame supporting a steel clad insulated roof, incorporating daylight panels.

Features to each unit include:-

- \* UPVC personnel door
- \* UPVC windows at ground and first floor
- \* Tea point (to be installed)
- \* Power floated concrete floor
- \* Timber decked steel framed mezzanine and steel staircase
- \* Electric sectional up and over loading door measuring approx 4.78m high x 2.92m wide
- \* Internal eaves height approx 6.2m
- \* WC facility
- \* LED lighting
- \* Electric car charging point
- \* Allocated car parking spaces
- \* PV panels on the roof

## ACCOMMODATION

### Unit 4

Ground floor	1,030 sq ft	96 sq m
First floor (mezzanine)	<u>508 sq ft</u>	<u>47 sq m</u>
Total	1,538 sq ft	143 sq m

### Unit 5

Ground floor	1,029 sq ft	96 sq m
First floor (mezzanine)	<u>501 sq ft</u>	<u>46 sq m</u>
Total	1,530 sq ft	142 sq m
Combined Total	3,068 sq ft	285 sq m

All areas measured on a gross internal basis

## SERVICES

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

## 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 123 321 in connection with their own proposed use of the property.

## TENURE

The premises are available to let individually or together on new full repairing and insuring leases, for a term to be agreed incorporating upward only open market rent reviews.

## RENT

Unit 4	£18,750 + VAT per annum exclusive
Unit 5	£18,750 + VAT per annum exclusive
Units 4 & 5	£37,500 + VAT per annum exclusive

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

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

Rateable Value: to be assessed

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the preparation and completion of the legal documentation.

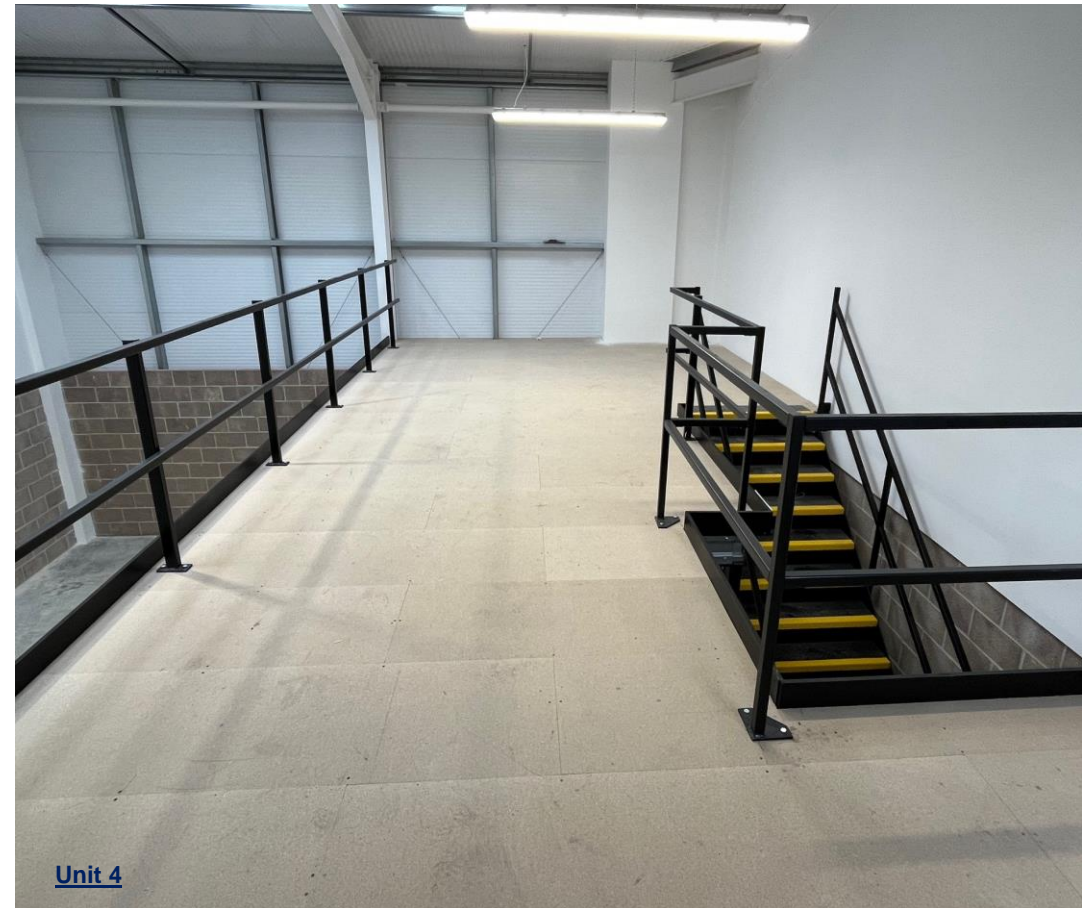
## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band A (20) for both units

The full EPC and recommendations reports are available on request.

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.





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.

Reference: SJT/10180

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep and maintenance of common parts within the Estate. We are advised the current budget cost is £564 plus VAT per annum per unit payable on a quarterly basis.

## 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:-

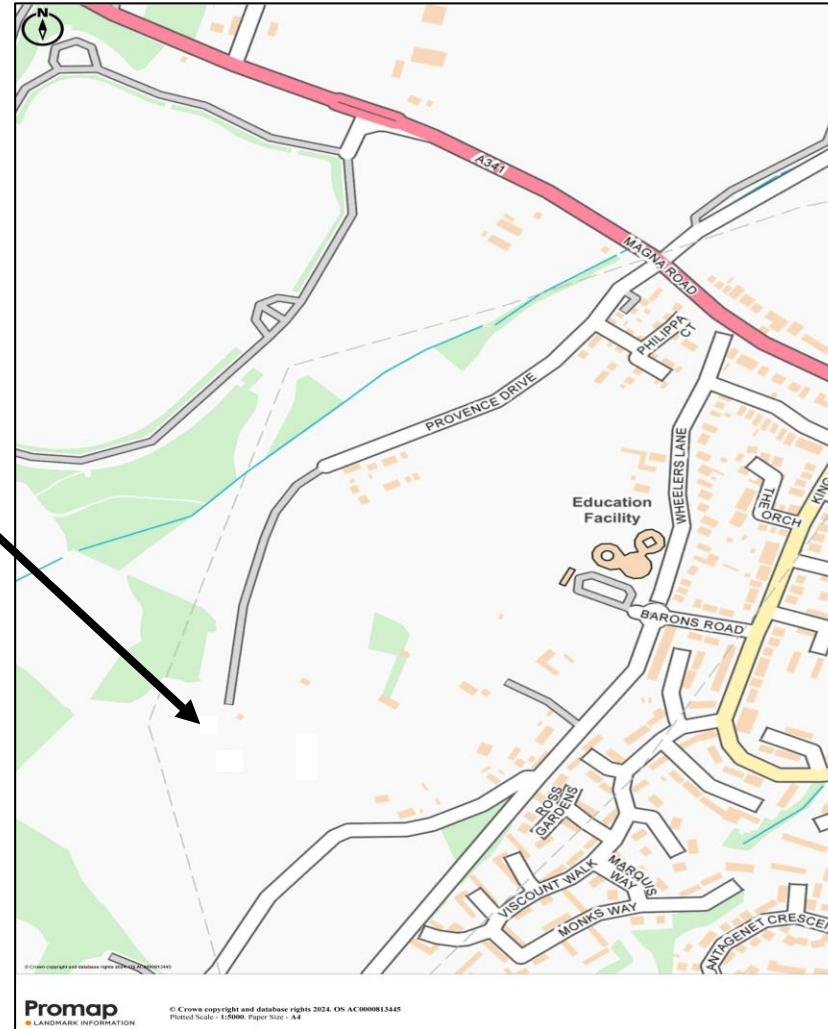


Steven Tomkins  
[stevet@nettsawyer.co.uk](mailto:stevet@nettsawyer.co.uk)  
01202 550246

## 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.