



TO LET MODERN BUSINESS PREMISES

1,298 sq ft plus 1,185 sq ft mezzanine

UNIT 10 CABOT BUSINESS VILLAGE, HOLYROOD CLOSE, POOLE, DORSET, BH17 7BA

SUMMARY

Unit 10: 2,483 SQ FT

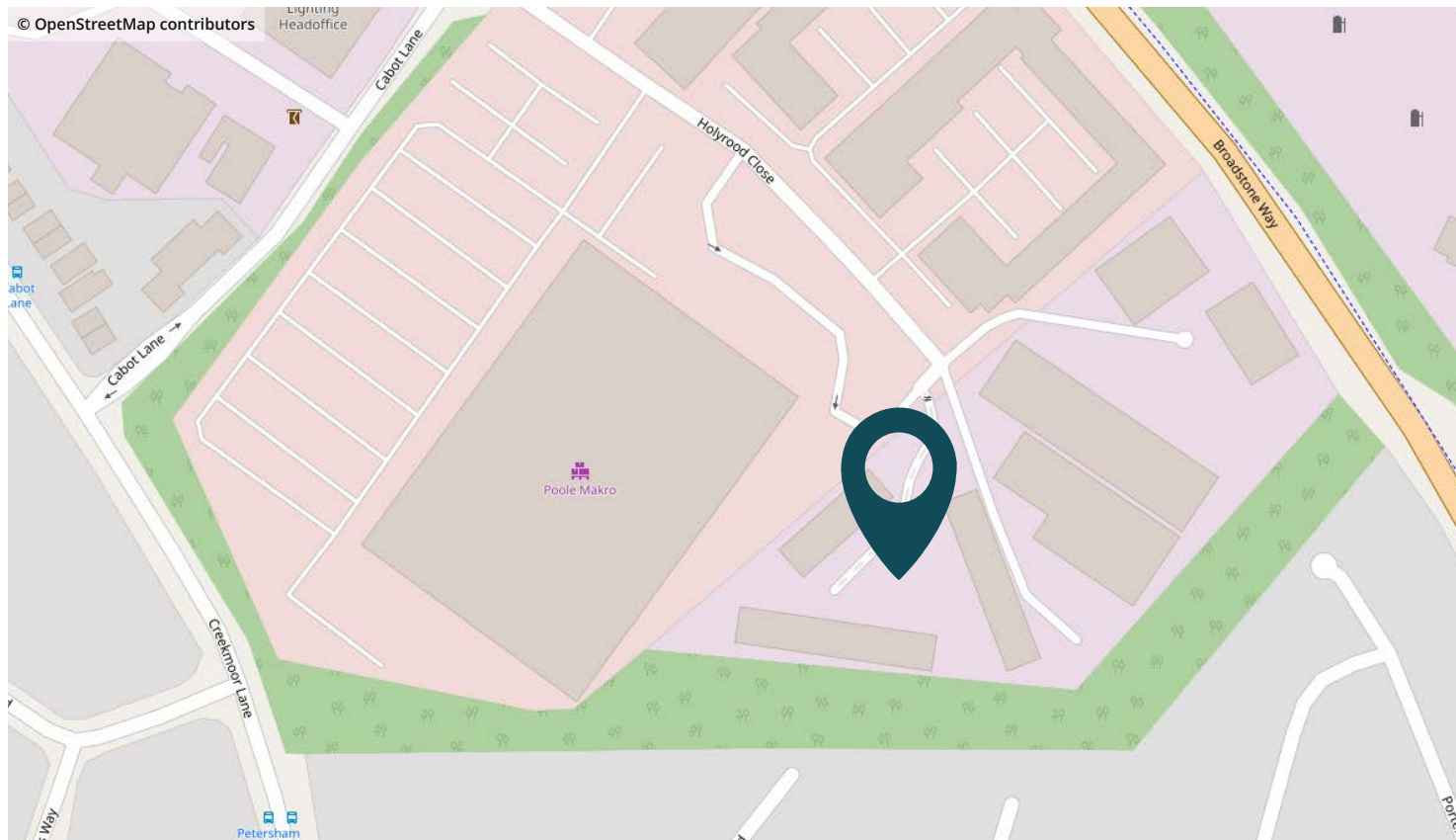
1,298 sq ft plus 1,185 sq ft mezzanine

- Available immediately
- First floor mezzanine
- Allocated parking spaces
- 3 phase electricity and gas available
- Sectional up and over loading door
- New full repairing and insuring lease available



ACCOMMODATION

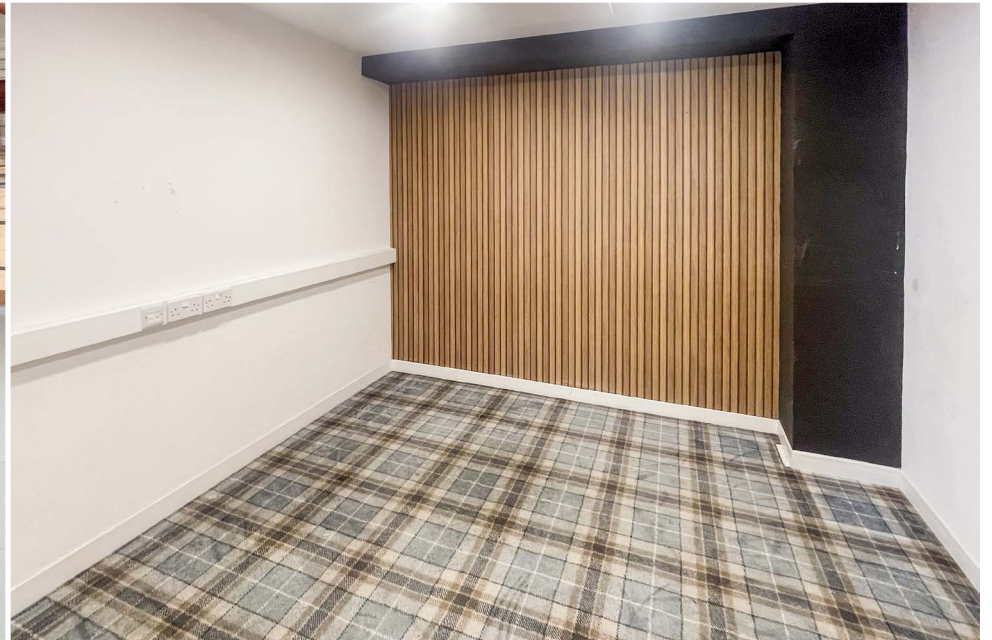
UNIT	RENT PER ANNUM	GROUND FLOOR SIZE	FIRST FLOOR SIZE	PARKING	EPC	RATEABLE VALUE	FORMAT	ROLLER SHUTTER DOOR	FLOOR
10	£15,000	1,298 SQ FT (121 SQ M)	1,185 SQ FT (110 SQ M)	4	TO BE ASSESSED	£14,750	OFFICE & STORAGE	3M WIDE X 3.5M HIGH	CARPETED



LOCATION

Cabot Business Village is a development of business units situated at the end of Holyhood Close which is accessed from Cabot Lane.

Cabot Lane links to Broadstone Way which is the main local distributor route linking with the Holes Bay Road dual carriageway (A350) and provides good communications within the south-east Dorset conurbation and with the other main centres.



DESCRIPTION

These premises are of blockwork construction with profiled steel cladding to upper elevations under a pitched roof supported upon a steel portal frame. The ground floor is carpeted throughout. Loading is by way of a sectional up and over loading doors. Note: the mezzanine has limited use areas.

Internally, the unit benefits from a WC, lighting, separate personnel door and a tea point.

3 phase electricity and gas are available.

Externally, there are allocated car-parking spaces to the front.

LEASES

The premises are available by way of new full repairing and insuring lease for negotiable terms, incorporating upward only, open market rent reviews.

SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the estate. Interested parties are advised to make further enquiries.

LEGAL COSTS

As is customary, the ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the transaction.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

VIEWINGS

Strictly by prior appointment through the joint agents Goadsby, and Nettleship Sawyer, through whom all negotiations must be conducted.



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IMPORTANT

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.