



# FLEETS CORNER BUSINESS PARK

## TO LET MODERN OFFICES IN PROMINENT BUILDING

- 6,233 / 12,466 / 18,699 SQ FT
- EXCELLENT CAR PARKING  
1 SPACE PER 208 SQ FT
- 24/7 SECURITY
- REFURBISHED
- OPEN PLAN WITH EXPOSED  
FINISHES
- ACCESS FROM WATERLOO  
ROAD, NUFFIELD ROAD  
AND HATCHPOND ROAD
- AVAILABLE TOGETHER  
OR AS THREE INDIVIDUAL  
FLOORS

> [fleetscorner.com](https://fleetscorner.com)



## FLEETSBRIDGE HOUSE, FLEETS CORNER BUSINESS PARK

1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup> FLOORS, WATERLOO ROAD, POOLE, DORSET, BH17 0HL





THE BIG YELLOW SELF STORAGE COMPANY

the gym  
find your fit

SMYTHS

A3049

Nuffield Industrial Estate

FLEETS CORNER BUSINESS PARK  
FLEETSBRIDGE HOUSE

TESCO Extra

A349

LUSH  
FRESH HANDMADE COSMETICS

Travelodge

selco BUILDERS WAREHOUSE

LDL

STARBUCKS COFFEE

SUBWAY

BURGER KING

Domino's Pizza





## Location

Fleets Corner Business Park is a prime, mixed-use park, benefiting from bold prominence to the A349 Waterloo Road to the west and A3049 dual carriageway to the East and extends to approximately 27 acres bounded by Hatchpond Road to the north, Fleets Corner and Nuffield Road to the south.

The Estate fronts the Fleets Corner Roundabout from which the A35 provides part dual carriageway communications westwards to Dorchester and beyond.

From Fleets Corner the A349 connects northwards to the A31 which provides dual carriageway access to the M27 and M3 motorway networks and ultimately London beyond.

## Amenities

The following amenities are located in the immediate vicinity:

- Starbucks Drive-thru (On site)
- Travelodge (On site, completion Q1 2021)
- Tesco
- David Lloyd Poole
- Subway
- Patisserie Mark Bennett
- Burger King

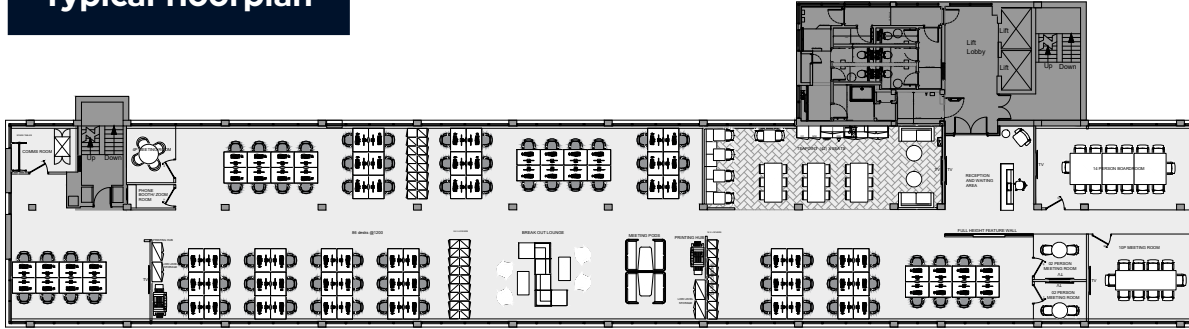


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REF: o21370

## Typical floorplan



## Description

Fleetsbridge House forms part of the Fleets Corner Business Park and benefits from extensive frontage to the A349 Waterloo Road. A new Starbucks has just opened at the front of the site and the new Travelodge is due for completion in March 2021.

The building is arranged over six storeys and is accessed from a communal entrance on the ground floor where there is a refurbished communal reception and break out area leading to a core with two lifts and stairs, providing access to the upper floors.

## Summary of Accommodation

	Sq m	Sq ft
First floor	579	6,233
Second floor	579	6,233
Third floor	579	6,233
<b>Total net internal area approx.</b>	<b>1,737</b>	<b>18,699</b>

## Parking

The building offers an excellent parking ratio of 1 space per 208 sq ft.

First floor	30 car spaces
Second floor	30 car spaces
Third floor	30 car spaces

## Specification

The floors have been refurbished to include the following:

- New VRF air conditioning system with zoned flexibility
- PIR sensor LED lighting throughout
- Exposed services with new ceilings
- Perimeter trunking
- Excellent natural light
- 2 passenger lifts
- New WCs and shower facilities
- Recently refurbished main reception and break out area
- New cycle storage units

Gallery





## Lease

The floors are available individually or together, by way of new full repairing and insuring leases for negotiable terms, incorporating upwards only open market rent reviews.

## Rent

**£16 per sq ft** exclusive of rates, VAT, service charge, insurance premium and all other outgoings.

## Service Charge

A service charge is payable in respect of the upkeep and maintenance of the estate and also in respect of the maintenance, repair and upkeep of the common parts of Fleetsbridge House. Further information is available upon request. The service charge will be capped at £6.95 per sq ft (plus VAT).

## Rateable Values

To be reassessed.

## EPC Rating

The existing rating is D 95. Following the refurbishment of the offices, a new Energy Performance Certificate will be produced.

## Legal Costs

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

## VAT

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



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## Viewing

Strictly by prior appointment through the joint sole agents Goadsby and CBRE through whom all negotiations must be conducted.



### **James Edwards**

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07801 734797

### **Ben Duly**

ben.duly@goadsby.com  
07879 435387

## **CBRE**

+44 (0)23 8033 8811  
www.cbre.co.uk

### **Emma Lockey**

emma.lockey@cbre.com  
02380 206312

## References

The landlord will require acceptable tenant references and for which Goadsby will make a non-refundable reference charge of £50. This does not form part of a contract nor constitute a deposit and does not guarantee acceptance by the landlord.

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.

## 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](#).



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