



# FLEETS CORNER BUSINESS PARK

## TO LET OFFICES IN PROMINENT BUILDING

- 2,470 - 9,223 SQ FT
- EXCELLENT CAR PARKING  
1 SPACE PER 220 SQ FT
- 24/7 SECURITY
- REFURBISHED
- OPEN PLAN
- ACCESS FROM WATERLOO  
ROAD, NUFFIELD ROAD  
AND HATCHPOND ROAD

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



**WATERLOO HOUSE, FLEETS CORNER BUSINESS PARK**  
WATERLOO ROAD, POOLE, DORSET, BH17 0HL





THE BIG YELLOW SELF STORAGE COMPANY

the gym  
find your fit

SMYTHS

A3049

**FLEETS CORNER**  
BUSINESS PARK  
WATERLOO HOUSE

Nuffield Industrial Estate

TESCO  
Extra

A349

LUSH  
FRESH HANDMADE COSMETICS

Travelodge

selco BUILDERS WAREHOUSE

STARBUCKS COFFEE

LIDL

SUBWAY

BURGER KING

Domino's Pizza



# WATERLOO HOUSE, FLEETS CORNER BUSINESS PARK

WATERLOO ROAD, POOLE, DORSET, BH17 0HL

REF: o21370





## 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:

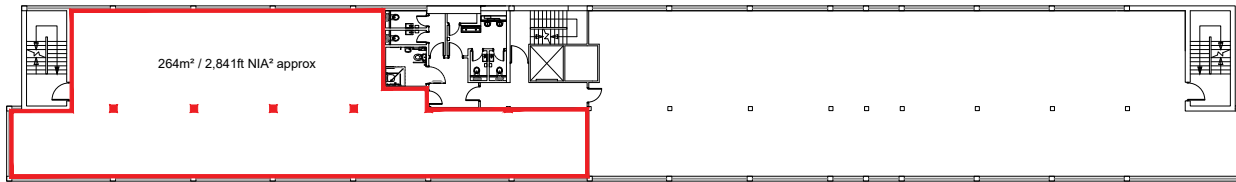
- Starbucks Drive-thru (On site)
- Travelodge (On site, completion Q1 2021)
- Tesco
- David Lloyd Poole
- Subway
- Patisserie Mark Bennett
- Burger King



Entrances from  
Nuffield Road,  
Hatch Pond Road  
and Waterloo Road

Waterloo House  
**FLEETS CORNER**  
BUSINESS PARK

## Typical floorplan



## Description

Waterloo 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.

The building is arranged over three storeys and is accessed from a communal entrance on the ground floor where there is a communal reception leading to a core with one lift and stairs, providing access to the upper floors. Communal cloakroom facilities are also provided within the core.

## Summary of Accommodation

	Sq m	Sq ft
Ground Floor North	229	2,470
First Floor South	372	4,006
First Floor North	255	2,747
<b>Total net internal area approx.</b>	<b>855</b>	<b>9,233</b>

## Parking

The building offers an excellent parking ratio of 1 space per 220 sq ft.

Ground Floor North	<b>11 car parking spaces</b>
First Floor South	<b>18 car parking spaces</b>
First Floor North	<b>12 car parking spaces</b>

## Specification

The floor has been refurbished to include the following:

- New windows
- New carpets
- New lighting
- New ceilings
- Redecorated throughout
- New radiators
- The landlord will also refurbish the communal areas

Gallery





## Lease

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only, open market rent reviews.

## Rent

**£12.50 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 Waterloo House. Further information is available upon request.

## Rateable Values

To be reassessed.

## EPC Rating

B - 28

## Legal Costs

As is customary, an incoming 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.





## 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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### **Ben Duly**

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**CBRE**

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

### **Emma Lockey**

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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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