

Industrial For Sale

CBRE

# 29 Holton Road, Holton Heath Trading Estate

Detached Industrial Unit  
47,367 sq. ft. (4,400.6 sq. m.)

Holton Heath, Dorset, BH16 6LN



## Description

The property is a detached industrial/ manufacturing unit occupying a plot of c. 2.25 acres. At the front of the building is a double height reception with a mixture of open plan and cellular offices across two floors either side of the reception. The warehouse space is of a steel portal frame construction with brick elevations and provides an eaves height of 4.1m rising to a ridge line of 5.27m. The warehouse is served by 1 full height loading door to the rear of the property and a forklift door along the side elevation. The unit benefits from a large external service yard with parking to the front and rear of the building.

## Location

The building is situated on Holton Road, part of the well-established Holton Heath Trading Estate. The A35 is a 2 minute drive from the property connecting the unit to Poole Town Centre in approximately 10 minutes.

Holton Heath - 0.9 miles

A35 – 1.7 miles

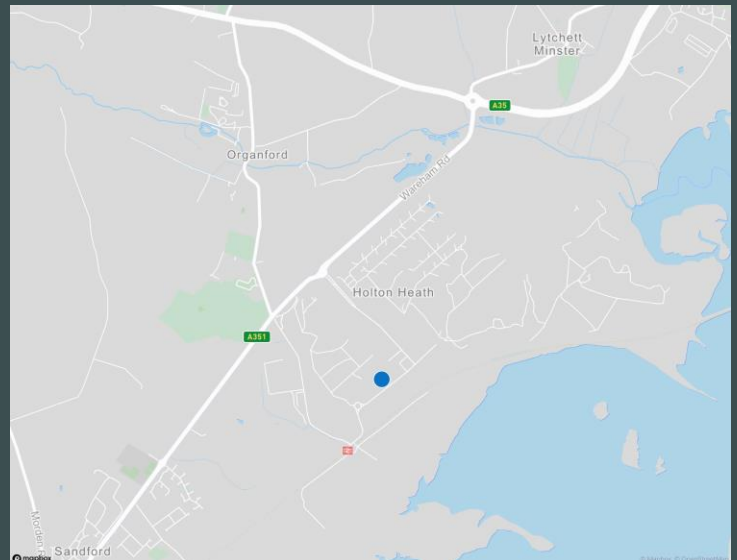
Poole Town Centre - 6.9 miles

Bournemouth Town Centre – 12.4 miles

## Accommodation

Area	Sq. ft.	Sq. m.
Warehouse	37,844	3,515.8
Ground floor offices	5,050	469.2
First floor offices	4,473	415.6
<b>Total</b>	<b>47,367</b>	<b>4,400.6</b>

Measured on a Gross Internal Area (GIA) basis in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition)



## Tenure

The property is held by way of a long leasehold expiring 23<sup>rd</sup> June 2078 at a passing rent of £63,000 per annum exclusive.

## Business Rates

We understand the property has a Rateable Value of £235,000. Prospective purchasers should rely on their own enquiries as to the level of Business Rates payable.

## Viewings

Viewings are strictly by appointment only via the Sole Agents CBRE.

## EPC

B – 43

A full copy of the EPC is available upon request

## Price

£1,750,000 (One Million Seven Hundred Thousand Pounds) exclusive of VAT.



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