



**UNIT 7, MANOR PARK, 35 WILLIS WAY, POOLE, BH15 3SZ**

**INDUSTRIAL/LOGISTICS TO LET / FOR SALE**  
**1,369 SQ FT (127.18 SQ M)**



# Summary

## REFURBISHED INDUSTRIAL UNIT – FOR SALE/TO LET

Available Size	1,369 sq ft
Rent	£18,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.
Price	£285,000 excluding VAT
Rateable Value	£10,400 (from 01.04.23)*
EPC Rating	B

- Brand new mezzanine
- 4.9m internal eaves height
- 100% Small Business Rates Relief currently available\*

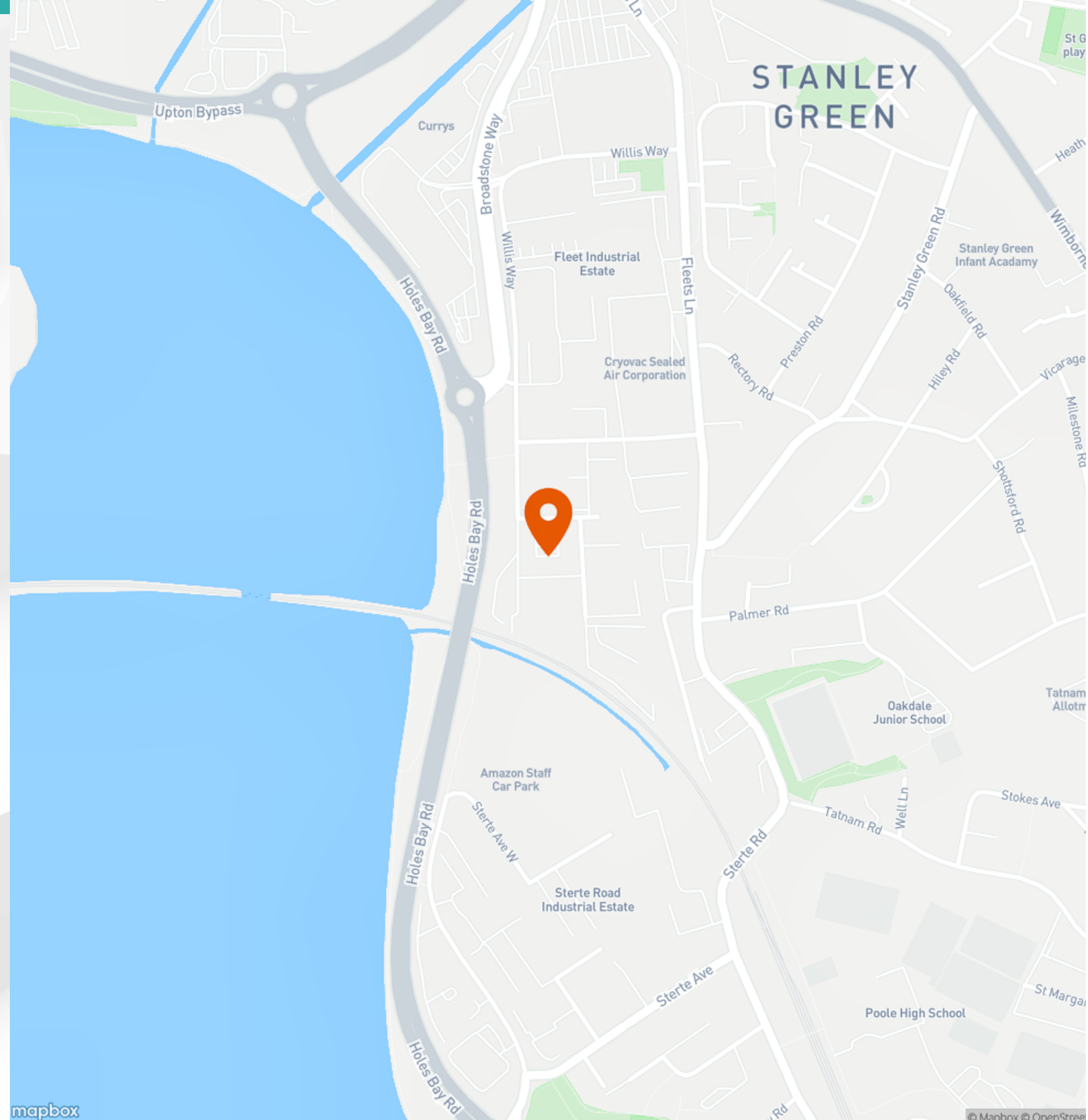


# Location



Unit 7, Manor Park 35 Willis Way, Poole, BH15 3SZ

Manor Park is located within the Fleets Industrial Estate accessed from Willis Way and benefits from good access to the A350 Holes Bay Road providing wider road communications via the A35.





# Further Details

## Description

This corner, mid-terrace premises is of blockwork inner, brick work outer construction with steel cladding to the upper elevations. The unit has a mono pitched steel clad insulated roof incorporating daylight panels and the internal eaves height is approx. 4.9m. There is a personnel door and UPVC windows in the front elevation. Loading is by way of a roller shutter door measuring approx. 2.9m W x 3.7m H. 3 phase electricity is available and there is a capped gas supply.

A brand new steel frame, timber decked mezzanine has been installed alongside new W.C facilities, kitchenette and LED lighting.

Externally, there is a tarmacadam forecourt providing car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	981	91.14	Available
Mezzanine	388	36.05	Available
<b>Total</b>	<b>1,369</b>	<b>127.19</b>	

## Viewings

Strictly by appointment through the sole agent.

## Tenure

Available to purchase freehold with vacant possession.

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upwards only, open market rent reviews.

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## \* Small Business Rates Relief

100% Small Business Rates Relief is currently available on properties with a rateable value of £12,000 or less, subject to conditions.



## Enquiries & Viewings



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