

**FOR  
SALE**

**MODERN END  
TERRACE  
INDUSTRIAL  
UNIT WITH  
MEZZANINE**

**209 SQ M // 2,251 SQ FT**

**UNIT 1, BLOCK A, THE GLENMORE CENTRE  
FANCY ROAD, POOLE, DORSET, BH12 4QH**



**PRICE:**

**£439,950**

EXCLUSIVE OF VAT

- END TERRACE INDUSTRIAL UNIT
- PRIME ESTATE PRESENCE
- 5 ALLOCATED PARKING SPACES (2 SECURE)
- FIRST FLOOR MEZZANINE



**6 meter**  
internal eaves height



**Security**  
cameras



**3 phase**  
electricity supply



**A - 22**  
EPC rating

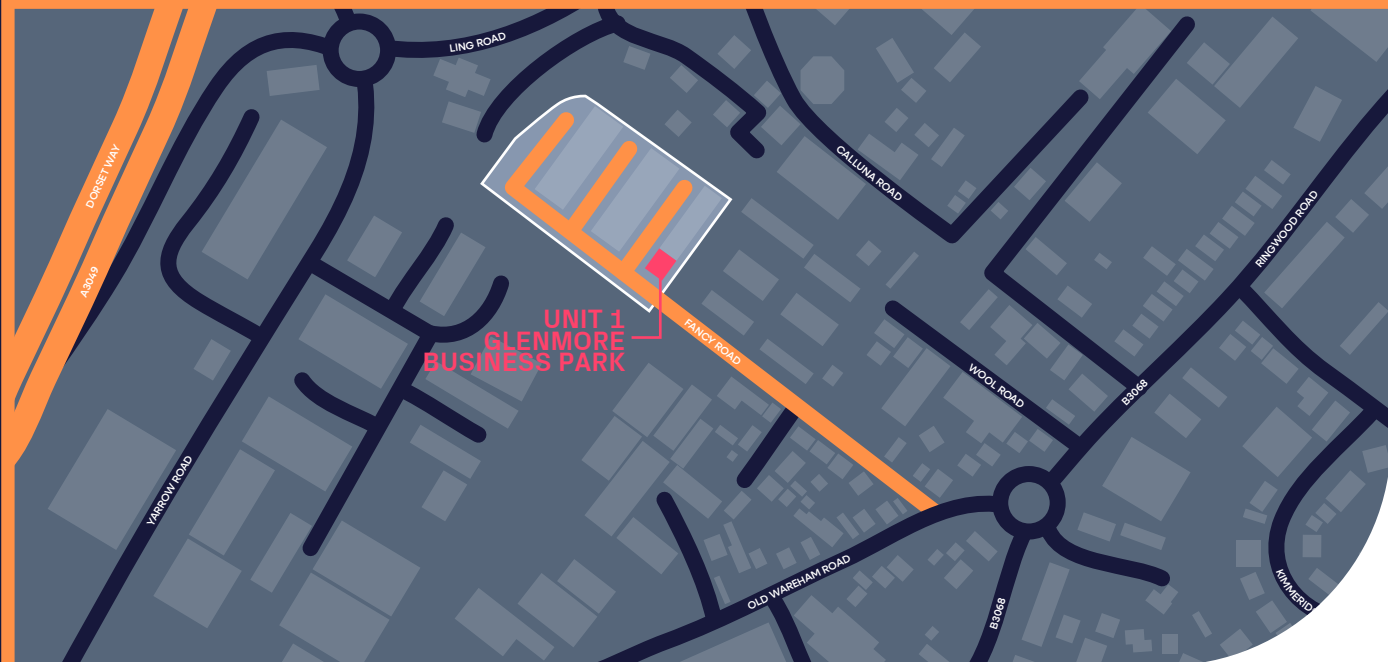
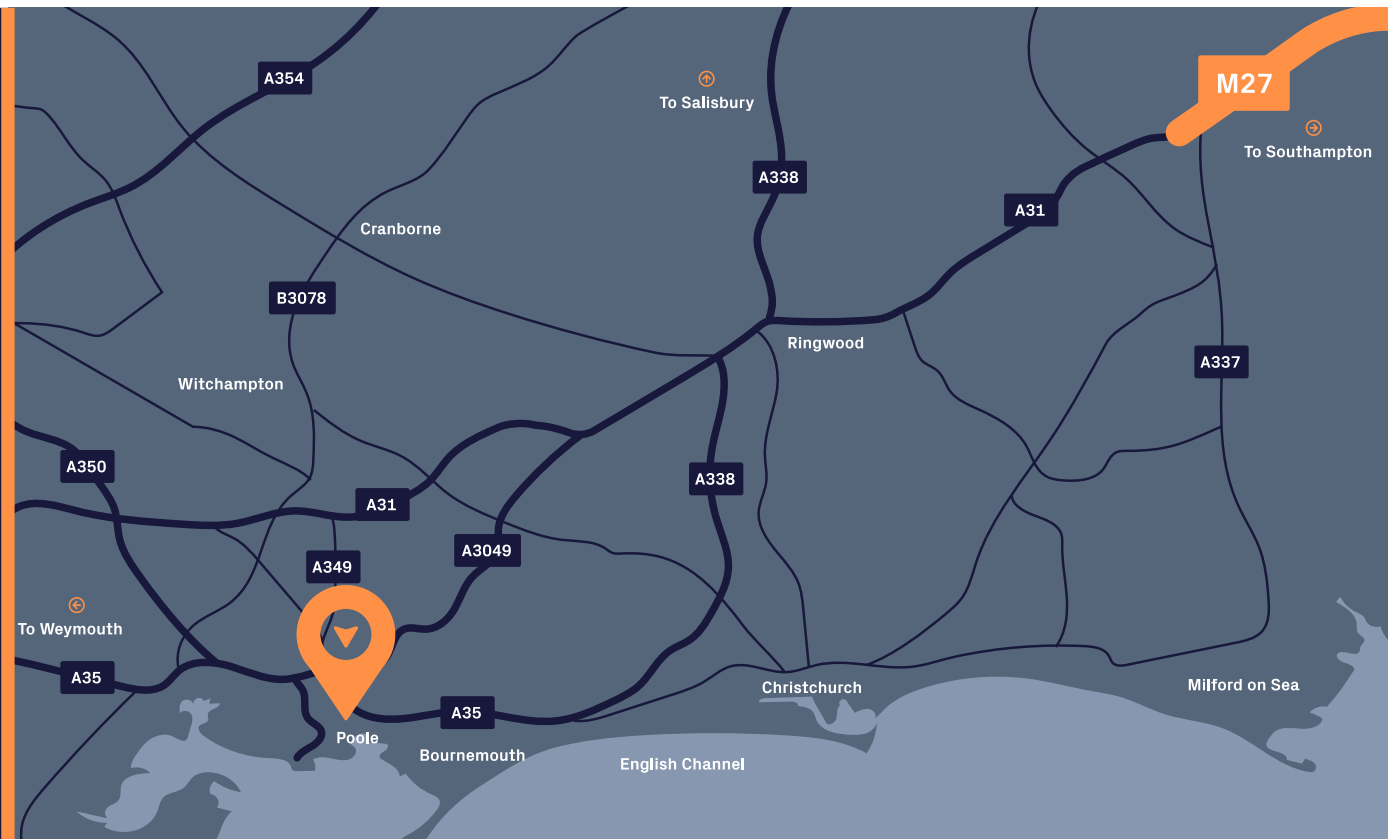
## LOCATION

The Glenmore Centre is located approximately 0.7 miles from A3049 providing links to Poole, Dorchester & Ringwood.

Local amenities/occupiers include the following:

<b>Audi</b>	0.4 miles
<b>Screwfix</b>	0.6 miles
<b>Volvo</b>	0.6 miles
<b>Tesco Extra</b>	1.2miles
<b>Pure Gym</b>	1.4 miles

Approximate distances from google maps.



## DESCRIPTION

The Glenmore Centre comprises 3 well-designed terraces of high-quality commercial units within Poole's industrial district. Unit 1 benefits from superb estate presence located at the entrance along with 5 allocated parking spaces, two of which are located behind a secure gated section of the estate.

The premises are constructed of brick outer, blockwork inner wall construction with steel cladding to the upper elevations. There is a mono pitched steel clad roof incorporating daylight panels supported upon a steel portal frame. The unit also benefits from the following specification:

- Power floated concrete floor
- Insulated electric up and over loading door
- Personnel door
- LED Lighting
- Unisex WC
- Teapoint
- Security cameras

### Mezzanine

- Steel frame mezzanine with timber deck
- Suspended ceiling
- Raised floor with outlets

## ACCOMMODATION

	sq m	sq ft
Ground floor workshop	139	1,497
First floor mezzanine	70	754
<b>Total gross internal area approximately</b>	<b>209</b>	<b>2,251</b>

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.





## PLANNING

The premises has consent for B2 and B8 use but shall not operate and no deliveries shall be taken at or dispatched from the site other than between the hours of 07:00 and 19:00 on Mondays to Friday inclusive, 08:00 and 13:00 on Saturdays, and at no time on Sundays, bank holidays and other national public holidays.

## PARKING

The premises benefits from 5 allocated car parking spaces.

## TENURE

Freehold with vacant possession.

## PRICE

**£439,950 exclusive of VAT**

## SERVICE CHARGE

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. The service charge for unit 1 is currently budgeted at approximately £158.68 per quarter, exclusive of VAT.

## 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.

## RATEABLE VALUE EPC RATING

£9,800 (from 1.4.23)

A - 22

## VIEWINGS

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



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## IMPORTANT

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.