

Churchill Business Park

Provence Drive, Off Magna Road, Poole, Dorset, **BH11 9FA**



FOR SALE/TO LET

Phase 1 - 27 brand new industrial/warehouse units with **6.27m eaves & parking**

From **1,501 sq ft** Ready for occupation

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Green Credentials...



EPC Ratings:
A



Low Air
Permeability



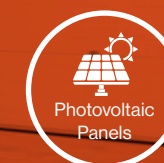
High Performance
Insulated
Cladding



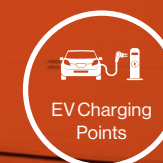
BREEAM®
Target:
Good



Cycle
Storage



Photovoltaic
Panels



EV Charging
Points

Specification

Each unit has been built to the following specification:

- Brick outer, blockwork inner wall construction
- Steel portal frame
- Trapezoidal/microrib cladding to upper elevations
- Steel clad insulated roof with 10% daylight panels
- UPVC windows at ground and first floor
- Internal eaves height 6.27m
- Power floated concrete ground floor
- Timber decked steel framed mezzanine & steel staircase
- LED Lighting & 3 phase electricity
- Electric roller shutter door
- Unisex disabled WC
- UPVC Personnel door
- Allocated car-parking
- 1 no. electric car charging point
- Photovoltaic panels on the roof

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Location

 [what3words](https://www.what3words.com/) reflect.opts.scouts

Churchill Business Park is located approximately 3 miles from the A31 and is accessed from Provence Drive via the A341 Magna Road which connects to the A349. The A349 leads to the A31 which provides connections to the M27 and M3 to the North East and the A35 to the West.

Approximate distances by car: 

A31: 3 miles **Bournemouth:** 6 miles **Poole:** 6 miles **M27:** 28 miles **Southampton:** 31 miles **Winchester:** 42 miles **M3:** 42 miles **London:** 108 miles

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The Site

Phase 1 Ready for occupation

Phase 2 To be constructed



Indicative only

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Phase 1 Availability

Approximate gross internal areas, scaled off plan

Unit No.	Ground Floor	First Floor (sq ft)	Total (sq ft)	Price (exc. of VAT)	Rent (per annum exclusive)	Service Charge	EPC Rating
Unit 28	1,506	750	2,256	Under Offer	Under Offer	£797	A - 23
Unit 29	1,506	750	2,256	£470,000	£26,500	£797	A - 23
Unit 30	1,506	750	2,256	Let	Let	£797	A - 23
Unit 31	1,506	750	2,256	Let	Let	£797	A - 23
Unit 32	1,506	750	2,256	Let	Let	£797	A - 23
Unit 33	1,506	750	2,256	Under Offer	Under Offer	£797	A - 23
Unit 34	1,506	750	2,256	Under Offer	Under Offer	£797	A - 23
Unit 35	1,506	750	2,256	£470,000	£26,500	£797	A - 23
Unit 36	1,506	750	2,256	£470,000	£26,500	£797	A - 23
Unit 37	1,506	750	2,256	£470,000	£26,500	£797	A - 23
Unit 38	1,001	500	1,501	Under Offer	Under Offer	£564	A - 22
Unit 39	1,001	500	1,501	£325,000	£18,750	£564	A - 22
Unit 40	1,001	500	1,501	Sold	Sold	£564	A - 22
Unit 41	1,001	500	1,501	£325,000	£18,750	£564	A - 22
Unit 44	1,001	500	1,501	£325,000	£18,750	£564	A - 23
Unit 47	1,001	500	1,501	Under Offer	Under Offer	£564	A - 23
Unit 48	1,001	500	1,501	Under Offer	Under Offer	£564	A - 24
Unit 6	1,001	500	1,501	£325,000	£18,750	£564	A - 21
Unit 2	1,308	650	1,958	Sold	Sold	£706	A - 22
Unit 1	1,095	500	1,595	£350,000	£20,000	£607	A - 21

VAT will be added to all prices. Rents are exclusive of business rates, VAT, service charge and insurance.

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Tenure

For Sale virtual freehold; a 999 year lease subject to a peppercorn rental.

Lease

The premises are available to let by way of new full repairing and insuring leases incorporating upward only, open market rent reviews every 3 years.

Rateable Value

To be assessed following practical completion.

Permitted Use

Detailed planning permission has been granted for Use Classes B1c (Light Industrial), B2 general industrial and B8 storage and distribution uses not including special industrial groups A-E (use classes B3-B7).

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. The service charge for each unit is shown in the availability table.

VAT

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

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.

Legal Costs

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

Further information



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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.

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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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