



# TO LET

## MID TERRACE INDUSTRIAL/ WAREHOUSE PREMISES

UNDERGOING REFURBISHMENT,  
INCLUDING NEW ROOF & CLADDING

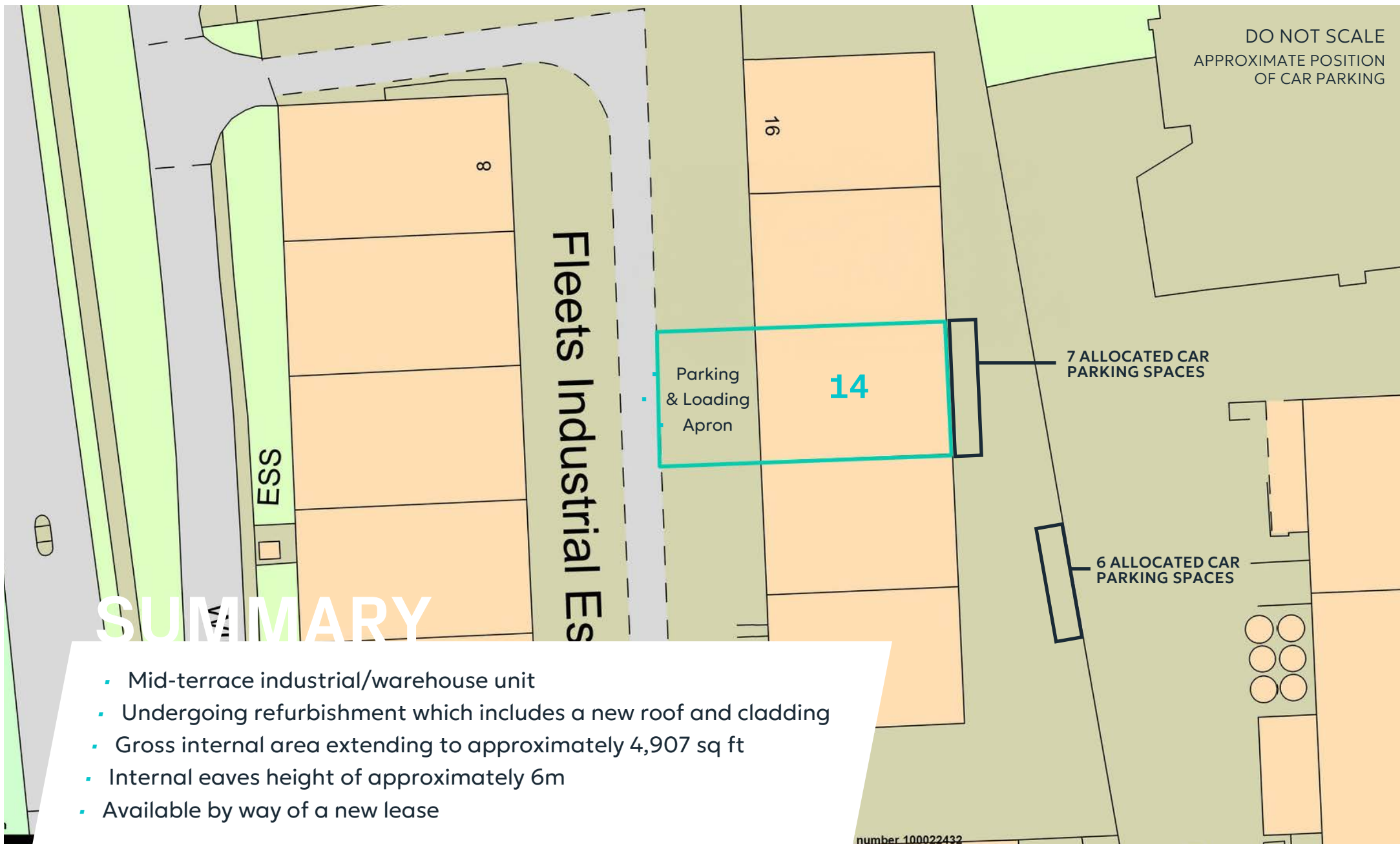
### 456 SQ M // 4,907 SQ FT

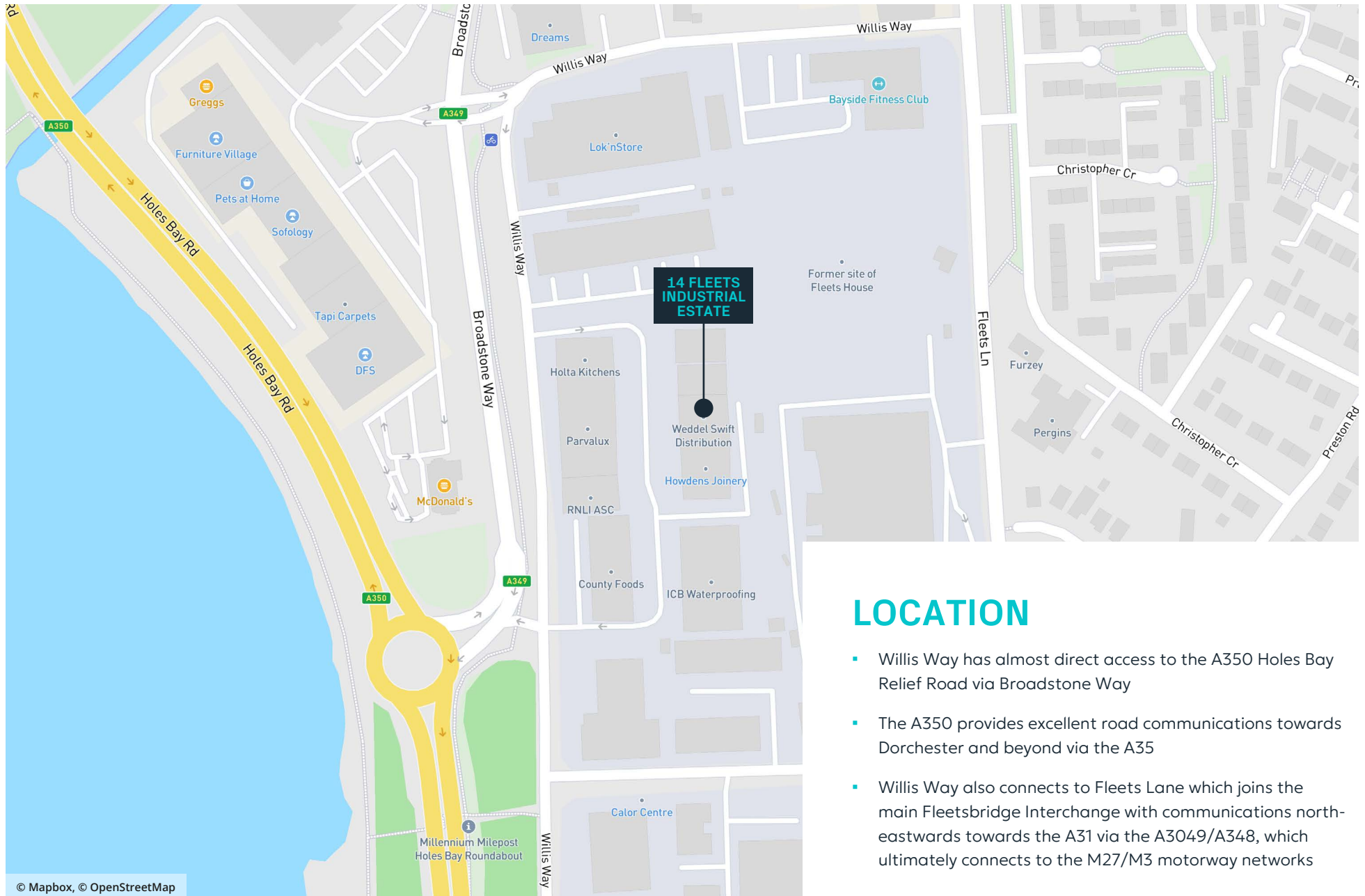
UNIT 14 FLEETS INDUSTRIAL ESTATE, WILLIS WAY, POOLE, DORSET BH15 3SU

# SUMMARY

- Mid-terrace industrial/warehouse unit
- Undergoing refurbishment which includes a new roof and cladding
- Gross internal area extending to approximately 4,907 sq ft
- Internal eaves height of approximately 6m
- Available by way of a new lease

**RENT: £52,500** PER ANNUM EXCL.





## LOCATION

- Willis Way has almost direct access to the A350 Holes Bay Relief Road via Broadstone Way
- The A350 provides excellent road communications towards Dorchester and beyond via the A35
- Willis Way also connects to Ffleets Lane which joins the main Ffleetsbridge Interchange with communications north-eastwards towards the A31 via the A3049/A348, which ultimately connects to the M27/M3 motorway networks





## DESCRIPTION

- Mid-terrace
- Brick outer, blockwork inner wall construction
- Steel portal frame
- New pitched insulated roof incorporating translucent daylight panels
- Concrete ground floor
- New sectional up and over loading door measuring approximately 3.6m wide x 4.78m wide
- Separate personnel door
- New cladding to the front elevation
- New cloakroom facilities and office (to be installed)
- 3 phase electricity available
- Internal eaves height of approximately 6m
- Concrete loading apron
- Forecourt parking & 13 car parking spaces at the rear

## ACCOMMODATION

The premises have an approximate gross internal area of:

**456 sq m // 4,907 sq ft**

The property has been measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.







## RENT

**£52,500 per annum exclusive** of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term, incorporating upward only open market rent reviews.

## RATEABLE VALUE

£40,750 (from 1.4.23)

## EPC RATING

A new Energy Performance Certificate has been commissioned.

## LEGAL COSTS

Each party is to be responsible for their own 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.

## VIEWINGS

Strictly by prior appointment through the joint agents, **Goadsby & Nettleship Sawyer**, through whom all negotiations must be conducted.



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## IMPORTANT

### 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](#).

### IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant 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.