



TO LET

# OPEN STORAGE LAND

1.15 ACRES

**PLOT 3 WEST QUAY ROAD**  
POOLE, DORSET, BH15 1HT

BOUNDARY LINE  
APPROXIMATE

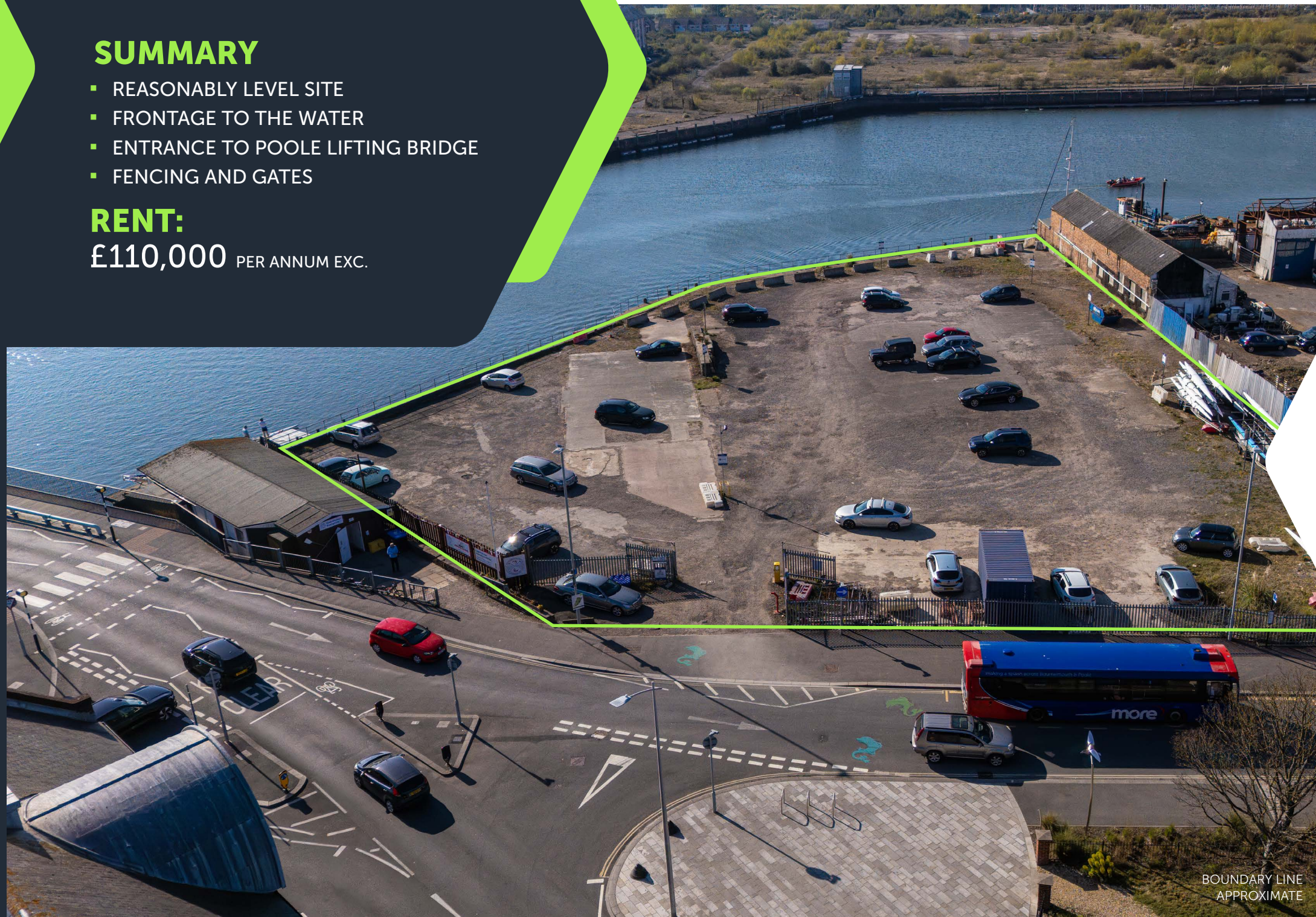


## SUMMARY

- REASONABLY LEVEL SITE
- FRONTAGE TO THE WATER
- ENTRANCE TO POOLE LIFTING BRIDGE
- FENCING AND GATES

## RENT:

£110,000 PER ANNUM EXC.





## LOCATION

- Access from West Quay Road
- Located between the Poole Lifting Bridge and Twin Sails Bridge
- West Quay Road connects with A350 Holes bay Road
- A350 leads to A35 to the West and A31 to the East via the A3049/A348

## APPROXIMATE DISTANCES

|             |         |
|-------------|---------|
| BOURNEMOUTH | 7 MILES |
| POOLE       | 2 MILES |

**PLOT 3 WEST  
QUAY ROAD**





## DESCRIPTION

- Fencing and lockable electric gates
- Predominantly surfaced with hardcore
- Access from the water
- Reasonably level

## SITE AREA

The gross site area is approximately 1.15 acres.

## LEASE TERMS

The plot is available to let by way of a new clean and tidy lease incorporating upward only, open market rent reviews every 5 years.

## RENT

**£110,000 per annum** exclusive of business rates and VAT.

## RATEABLE VALUE

To be assessed.

## 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 sole agents, **Goadsby**, through whom all negotiations must be conducted.



### CHRIS WILSON

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## IMPORTANT

### IDENTIFICATION

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

### 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.

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.

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APPROXIMATE