



**Holton  
Heath**  
TRADING PARK

**INDUSTRIAL/WAREHOUSE  
PREMISES WITH YARD**

**512.73 SQ M // 5,519 SQ FT**

**UNIT 1  
HOLTON HEATH TRADING PARK  
POOLE, DORSET, BH16 6LN**





## SUMMARY

- END TERRACE INDUSTRIAL PREMISES
- APPROX. 2,530 SQ FT GATED YARD

## RENT

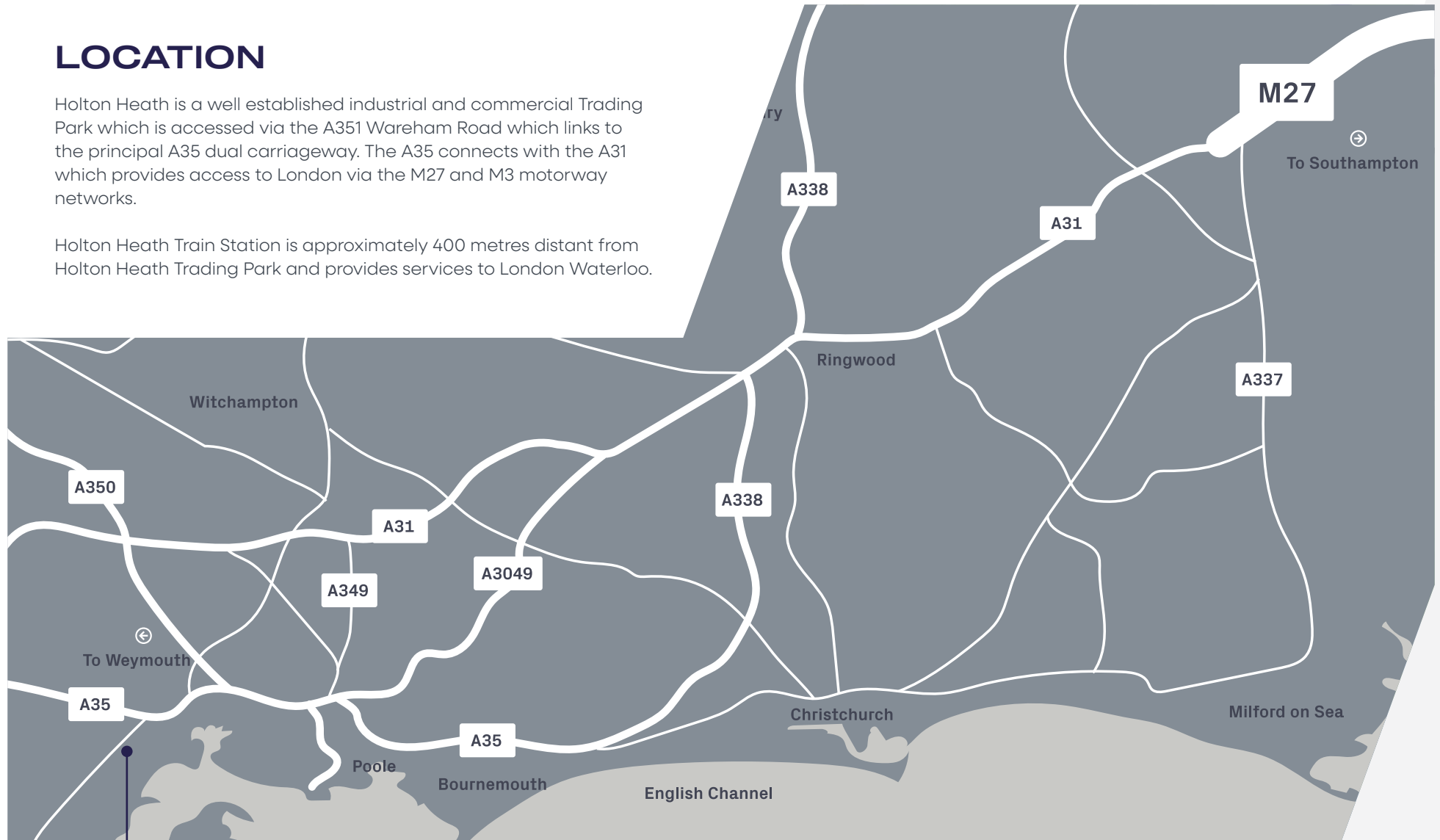
**£47,000** PER ANNUM EXCL.

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## LOCATION

Holton Heath is a well established industrial and commercial Trading Park which is accessed via the A351 Wareham Road which links to the principal A35 dual carriageway. The A35 connects with the A31 which provides access to London via the M27 and M3 motorway networks.

Holton Heath Train Station is approximately 400 metres distant from Holton Heath Trading Park and provides services to London Waterloo.



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# ACCOMMODATION

Unit	Size sq m	Size sq ft	Yard Size	Rent per annum exclusive	EPC Rating	Availability
1	512.73	5,519	c. 2,530 sq ft (c. 235 sq m)	£47,000	TBC	Available

The above are Gross Internal Measurements and measured in accordance with the RICS Code of Measurement Practice 6th Edition.



# TERMS/RENTS

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

The quoted rent is per annum exclusive of business rates, VAT, service charge, insurance premium utilities and all other outgoings payable quarterly in advance by standing order.

# DESCRIPTION

These end terrace premises are of steel portal frame with brickwork construction and steel cladding to the upper elevation. There is a pitched steel clad roof with new daylight panels and a power floated concrete floor. The internal eaves height is approximately 5.1m and loading is by way of a sectional up and over loading door measuring approximately 4.8m wide x 4m high.

Internally, there is a personnel door, LED lighting, male and female WC facilities, kitchenette and a ground floor office.

There is 3 phase electricity. Gas is also available.

Externally, there is a concrete loading apron to the rear within a secure gated yard. Secure off road parking is also available.

# RATEABLE VALUE

£36,500 (from 1.4.23)



## 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.

## SERVICE CHARGE

A service charge is payable in respect of the upkeep, management and maintenance of common parts within the estate. Interested parties are advised to make further enquiries.

## LEGAL COSTS

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

## VIEWINGS

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



**Joshua Adamson**

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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**.

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, 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 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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