

TO LET
**SUPERB INDUSTRIAL/
WAREHOUSE PREMISES**
2,603 SQ FT // 242 SQ M



BUSINESS SPACE

goadsby

UNIT 1 BRANKSOME BUSINESS PARK
BOURNE VALLEY ROAD, POOLE, DORSET, BH12 1DW

SUMMARY >

- END TERRACE
- B1 BUSINESS, B2 GENERAL INDUSTRIAL & B8 STORAGE & DISTRIBUTION USES
- 6.75M INTERNAL EAVES HEIGHT

RENT: £35,000 PER ANNUM EXCLUSIVE

REF:
W234368

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Location

- Prime location at the junction of Yarmouth Road and Bourne Valley Road
- 0.25 miles from Poole Road and Branksome railway station (services to London Waterloo)
- Easy access to A338, connecting to A31 and M27/M3 motorway networks
- 3 miles from Poole Town Centre
- 2 miles from Bournemouth Town Centre

Description

- End of terrace premises with brick outer and blockwork inner wall construction
- Kingspan composite panels to upper elevations and roof
- Roof supported by a steel portal frame
- Power floated concrete floor with approximately 3.5m floor-to-mezzanine clearance
- Enclosed staircase leads to first floor office
- Sectional up and over loading door (approx. 3m wide x 5m high)
- Aluminium double glazed personnel door with side screen

First Floor Office Specification

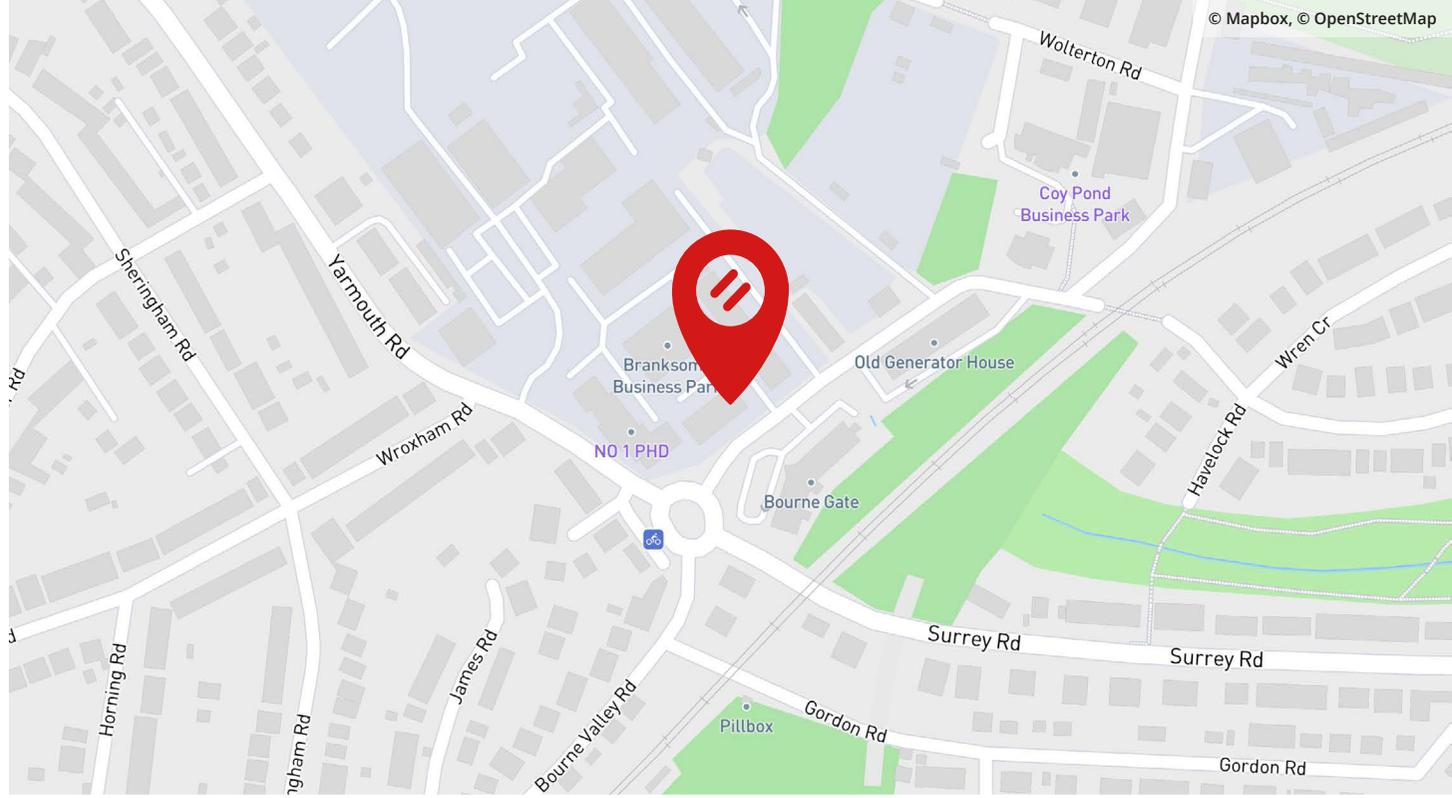
- Kitchenette
- 2 meeting rooms
- Lighting
- Central heating
- Air conditioning (heating/cooling)

Internal Features

- 3 phase electricity supply
- Gas supply
- Unisex disabled WC
- Fluorescent strip lighting
- 2 gas radiant heaters
- Small office/store
- Kitchen sink
- Fire alarm
- Security alarm

External Features

- 2 allocated car parking spaces on brick paved forecourt
- 1 additional on-site car space
- Concrete loading apron in front of loading door



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Summary of Accommodation

Ground floor warehouse 117 sq m // 1,259 sq ft
First floor office 125 sq m // 1,343 sq ft
Total net internal area approx. 242 sq m // 2,603 sq ft

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

Lease

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

Rent

£35,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Planning

Detailed planning consent has been granted for B1 business/ light industrial, B2 general industrial and B8 storage and distribution uses. Working hours for B2 and B8 uses are restricted to 6.30 am to 7.00pm Monday to Saturday and at no time on Sundays or Bank Holidays.

Rateable Value

£28,250 (from 1.4.23)

EPC Rating

E - 125

Service Charge

An annual service charge is payable in respect of maintenance and repair of the common parts within the estate.



Legal Costs

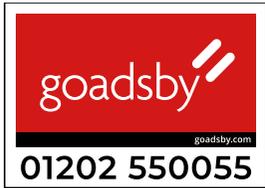
Each party to be responsible for their own legal costs incurred in the transaction.

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.

Viewing

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



Joshua Adamson

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ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/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.



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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](#).

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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[goadsby.com](https://www.goadsby.com)