

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

TO LET

CHARACTERFUL DETACHED WAREHOUSE / INDUSTRIAL PREMISES

140 SQ M // 1,508 SQ FT

STORAGE MEZZANINE 23 SQ M // 244 SQ FT



BUSINESS SPACE

goadsby

D15 ADMIRALTY PARK
HOLTON HEATH, POOLE, DORSET, BH16 6HX

SUMMARY >

- DETACHED PREMISES
- c. 0.2 MILES FROM HOLTON HEATH TRAIN STATION
- LED LIGHTING
- PARKING

RENT: £16,950 PER ANNUM EXCL.



REF:
W21945

D15 ADMIRALTY PARK
HOLTON HEATH, POOLE, DORSET, BH16 6HX



D - 99
EPC Rating

Location

- Admiralty Park is located in Holton Heath to the south west of Poole via the A351
- The A351 connects to the A35 and provides direct links to the conurbations of Dorchester and Poole
- The A35 provides links via the A3049 & A338 to the M27 & M3 motorway networks
- Holton Heath train station is located .c 0.2 miles away

Description

- Detached
- Brick construction
- Insulated steel clad roof
- Steel truss frame
- Concrete ground floor
- Internal eaves height c. 4m
- Roller shutter door measuring c. 3.58m wide x c. 3.71m high
- LED lighting
- Unisex/disabled W.C
- Electricity & Water
- Carpeted office space
- Perimeter trunking
- Car parking

Accommodation

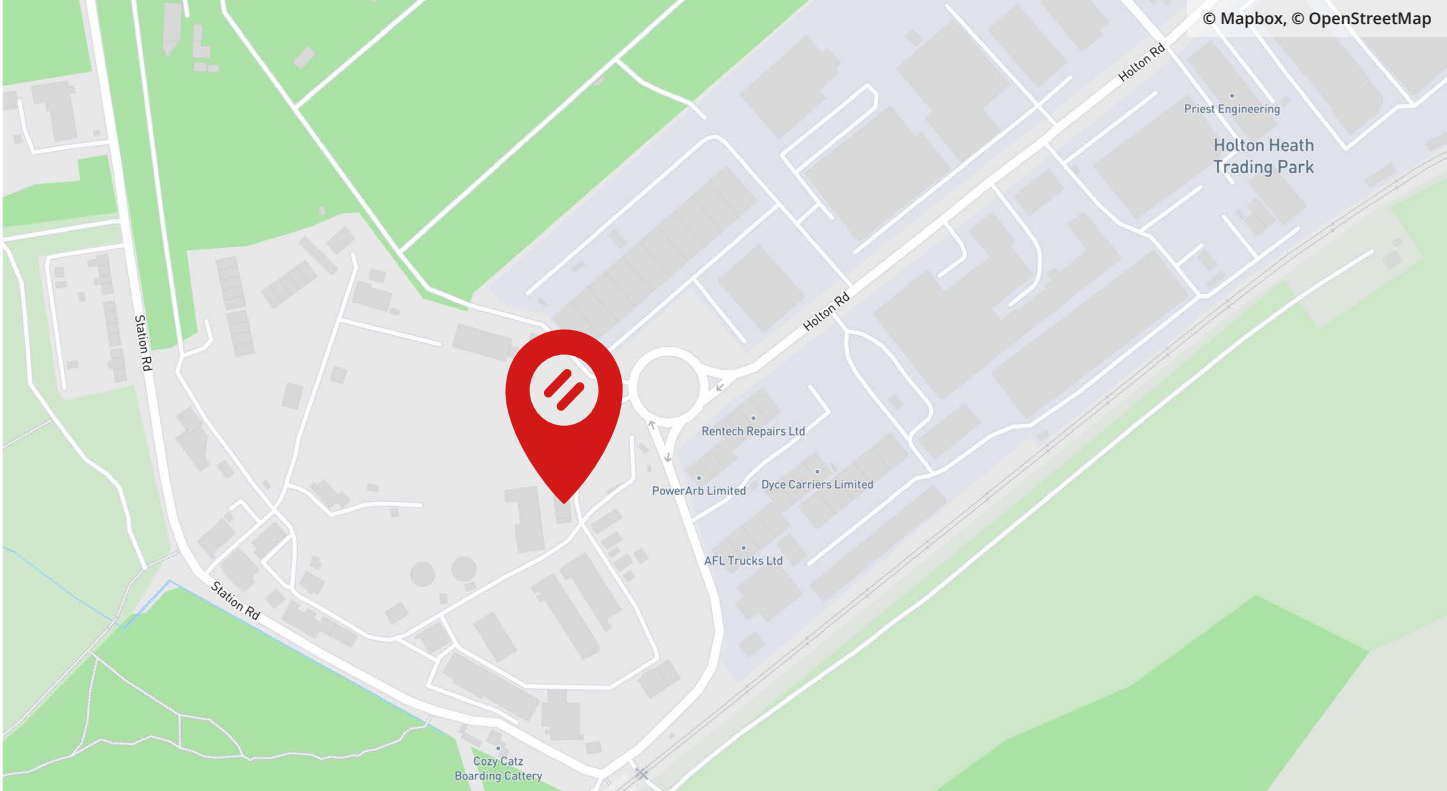
	sq m	sq ft
Ground floor warehouse	125	1,343
Ground floor office	15	165

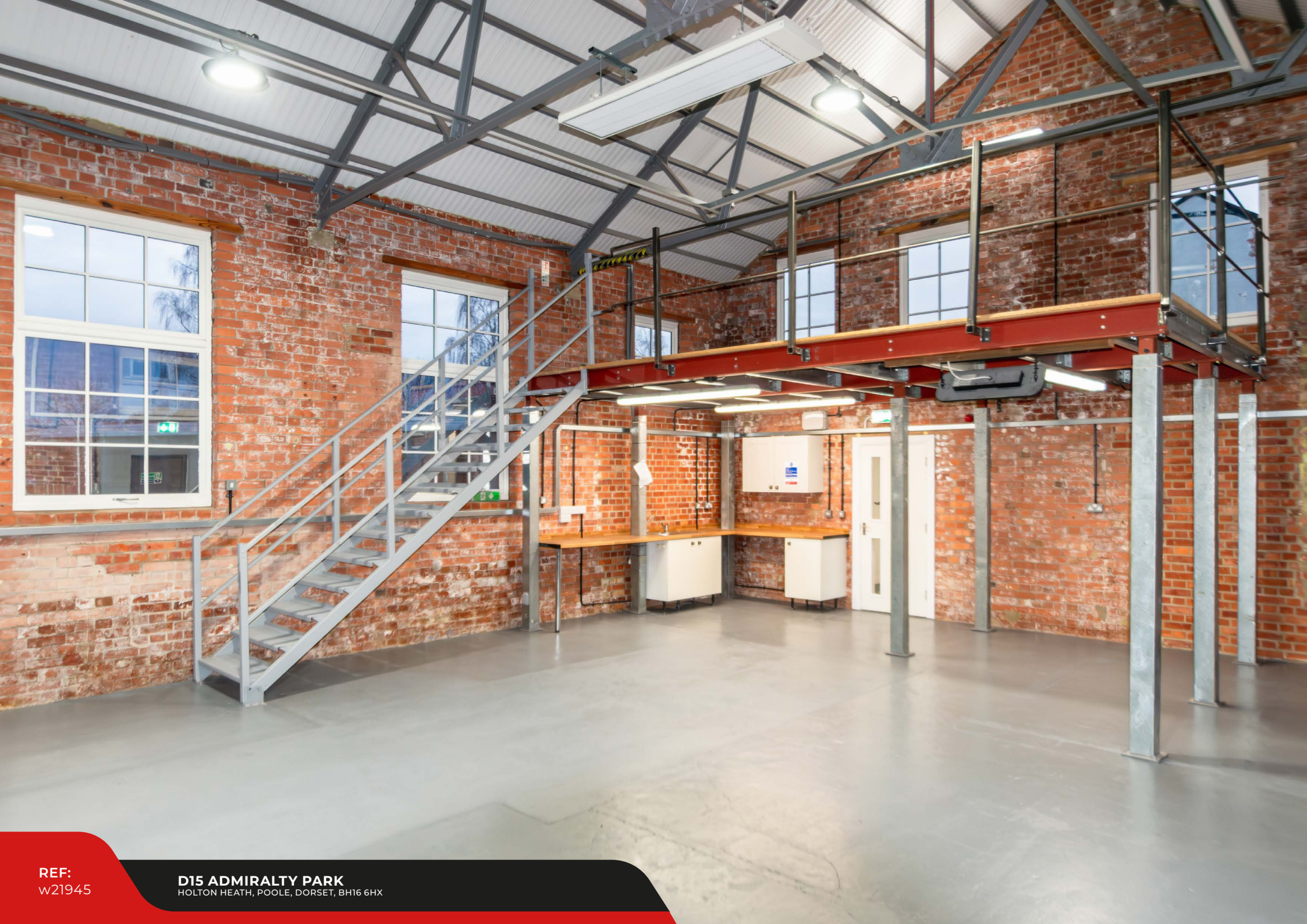
Total gross internal area approx.	140	1,508
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Plus a storage mezzanine	23	244
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The landlord has no details of whether the mezzanine complies with building regulations or its construction/load bearing capability.

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





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Lease

The premises available by way of a new 3 year full repairing and insuring lease incorporating upward only, open market rent reviews.

Rent

£16,950 per annum exclusive.

Rateable Value

£9,900 (from 01.04.2023)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

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.

Service Charge

A service charge may be payable, interested parties are advised to make further enquiries.

Viewing

Strictly by prior appointment through the sole agents Goadsby, 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](#).

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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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