

FLEETS CORNER BUSINESS PARK

NEW ROOF & GROUND
FLOOR OFFICES



TO LET

EXTENSIVELY REFURBISHED 7.5M EAVES
INDUSTRIAL/WAREHOUSE PREMISES

18,965 // 19,131 // 38,096 SQ FT

UNIT E & F

FLEETS CORNER BUSINESS PARK
NUFFIELD ROAD, POOLE
DORSET BH17 0LA



CGI - INDICATIVE NEW ROOF



INDICATIVE OFFICES

SUMMARY



New Roof
(Insulated)
To Be Installed



New Offices
To Be Installed
At Ground Floor



7.5m
Internal
Eaves Height



Electric
Loading
Doors



PV Panels
On Roof
(to be installed)



3 Phase
Electricity
Supply



EPC: B
Targeted
Rating

RENTS:

UNIT E: £181,744.50
UNIT F: £180,167.50
UNIT E & F: £361, 912
PER ANNUM, EXCLUSIVE

LOCATION

- Prominent site at the front of the Nuffield Industrial Estate
- Profile to the A3049 dual carriageway
- Bournemouth 8 miles
- M27 24 miles
- M3 34 miles

SPECIFICATION

- Brick construction with micro rib/ profiled steel cladding to upper elevations
 - Concrete floor
 - New insulated steel clad roof incorporating daylight panels (to be installed)
 - Steel portal frame
 - Internal eaves height 7.5m
- New Ground Floor Offices (to be installed)**
- Carpeted
 - Open plan
 - Male and female WCs and shower
- External**
- Allocated parking spaces
 - PV panels on roof (to be installed)

Factory/Warehouse

- Male and female WCs and showers
- Gas
- 3 phase electricity supply
- Electric sectional up and over loading doors

PLANNING

E(g)(iii) light industrial, B2 general industrial and B8 storage and distribution uses.

TERMS

The premises are available to let by way of a new full repairing and insuring lease incorporating upwards only, open market rent reviews every 5 years.



ACCOMMODATION

Unit Number	Sq M	Sq Ft	Rent per annum exclusive	Car Spaces
Unit E	1,777	19,131	£181,744.50	TBC
Unit F	1,762	18,965	£180,167.50	TBC
Unit E & F	3,539	38,096	£361,912	TBC

The above areas are approximate gross internal areas and have been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

RENT

The above rents are exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings.

EPC RATING

Target: B

ESTATE CHARGE

An estate charge will be levied to cover common services including 12 hours security plus CCTV monitoring, lighting and landscaping.

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

RATEABLE VALUE

To be assessed.

FURTHER INFORMATION



Chris Wilson 07968 299407
chris.wilson@goadsby.com



Melinda Cross 07748 267748
melinda.cross@jll.com
Ollie Hockley 07704 687459
oliver.hockley@jll.com

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.

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.