



TO LET

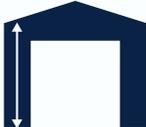
SEMI-DETACHED INDUSTRIAL/ WAREHOUSE/TRADE COUNTER PREMISES

PROMINENCE TO THE BUSY B3068 RINGWOOD ROAD

7,733 SQ FT

15A NEWTOWN BUSINESS PARK, FRANKS WAY, POOLE, DORSET BH12 3LL



 **6.1m**
internal eaves

 **20**
car spaces

 **3 phase**
electric supply

 **C - 67**
epc rating

RENT: £85,000 PER ANNUM EXCL.

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SPECIFICATION

- Semi-detached
- Steel portal frame
- Pitched steel clad roof incorporating daylight panels
- Internal eaves height 6.1m
- Ridge height 7.5m
- Concrete floor
- Blockwork inner, brick/composite panel/profile steel cladding outer construction
- Ground and first floor windows to side elevation

Factory/Warehouse

- Concertina loading door: 4.5m wide x 5.2m high
- 3 phase electricity
- Gas
- Warm air heater
- LED/fluorescent strip lighting

Ground Floor Offices

- Male and female WCs
- Canteen
- Carpeted reception
- 2 carpeted staircases

First Floor Offices

- Carpet
- Suspended ceiling incorporating recessed lighting
- Central heating

External

- 20 car-parking spaces upon a tarmacadam forecourt to the side of the premises
- Concrete loading apron





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ACCOMMODATION

	sq m	sq ft
Ground floor warehouse	341	3,671
Ground floor offices	189	2,038
First floor offices	188	2,024

Total gross internal area approximately 718 7,733

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

LEASE TERMS

The premises are available to let by way of a new full repairing and insuring sub-lease expiring 25 April 2034 and incorporating an upward only, open market rent review on 26 April 2029.

RENT

£85,000 per annum exclusive of business rates, VAT, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance by standing order.

EPC RATING

15 Newtown Business Park: C - 67

RATEABLE VALUE

TBA

SERVICE CHARGE

A service charge may be payable in respect of the upkeep, management and maintenance of the 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.

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 joint sole agents, **Goadsby** and **Colliers**, through whom all negotiations must be conducted.



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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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