

Unit D11 Admiralty Park, Station Road, Holton Heath, Poole, Station Rd, Poole BH16 6JT, UK

Industrial

The unit is constructed by means of a concrete frame with brick elevations under a flat concrete roof with felt covering. The property is configured to provide offices and four inter-connected workshops with the following dimensions: • Workshop 1 - 18.1M X 7.2M • Workshop 2 - 13.9M X 7.1M • Workshop 3 - 14.8M X 6.2M reducing to 3.4M • Workshop 4 - 7.0M X 6.7M The workshops and offices can be accessed internally or by two concertina loading access doors and a personnel door to the front elevation. A previous tenant has installed electric security shutters on the office windows and personnel door to the western end of the building and left in a CCTV system and alarm. (Any ingoing tenant should carry out their own checks as to the serviceability of these items which have not been tested by the Landlord).

Accommodation

The office accommodation comprises four offices, two store rooms, a kitchen and WC facilities. Each of the offices benefit from:- • Suspended ceilings • CAT II lighting • Perimeter wall trunking • Double glazed windows • Fitted carpets • Gas fired central heating The industrial area comprises three interconnecting open areas, a store room and WC facilities.

Features

- Three phase electricity supply
- Perimeter trunking and electrics in part
- Double glazed windows
- 2 X concertina loading doors (3.5M & 3.9M width X 3M height)
- Gas fired central heating in part
- Security shutters to part

Location

Admiralty Park comprises the former Royal Naval Cordite Factory (RNCF) set within a mature parkland setting extending to around 42 acres. The site itself is accessible from Station Road off the A351 Sandford Road and by means of a newly formed entrance from Holton Heath Trading Estate. Poole Town Centre is conveniently within approximately a 15-minute drive via the A351, the A35 and then the A350. Wareham is situated approximately 3 miles to the Southwest. Holton

Heath Station is located within 50M of the southern boundary of the site providing rail links to Weymouth and London Waterloo.

Area

6,250 ft² / 1905 m² Measurements approximate

Rental

£43,750 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £32,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Rates payable may also be subject to transitional or small business rates relief and interested parties are therefore encouraged to contact the Local Rating Authority directly.

113 energy rating Energy rating band E



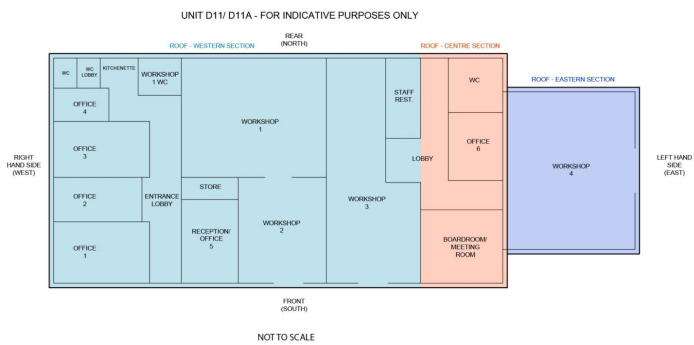
Terms

A new 3 to 21 year FR&I Lease can be granted subject to 3 yearly rent reviews. Break Clauses may be an option but are dependent on the length of term and covenant of the ingoing tenant. Subject to negotiation.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.





(01202) 745442

STRICTLY SUBJECT TO CONTRACT • ALL MEASUREMENTS APPROXIMATE

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or contract.