

Unit C2 Admiralty Park, Station Road, Holton Heath, Poole, Admiralty park, Holton Heath, Poole, UK

Office

Unit C2 is situated just inside the main entrance into Admiralty Park. Access is gained via a powder coated aluminium personnel door.

Accommodation

Constructed on ground floor only of solid brick walls with a re felted concrete roof, measuring 4.76M deep X 3.55M wide, is square in shape incorporating a toilet to the left hand rear. The unit has good natural light provided by UPVC windows to front and rear elevations.

Features

- Single-phase electrical supply
- Office lighting and power sockets (not tested)
- Woodland setting

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. 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. Admiralty Park itself is within walking distance of pine forests, heathland and grassland, some of which are designated as SSSI's and Conservation Areas.

Area

182 ft² / 55 m² Measurements approximate

Rental

£2,500 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £770. 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.

0 energy rating Energy rating band

Terms

A new FR&I Lease can be granted subject to 3 yearly rent reviews. The length of Lease to be negotiated. Alternatively, a six month Licence Agreement may be considered.

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.