

Unit C9B Admiralty Park, Station Road, Holton Heath, Poole, Admiralty park, Station Road, Holton Heath, Poole, UK

Industrial

The development comprises 14 new industrial units of steel portal frame construction with silver composite mini-rib panels to front elevations under steel profile sheet roofs with contrasting “anthracite” coloured gutters and trims. Access is via a sectional loading door and personnel door to the front elevation of each unit.

Accommodation

Features

- Three phase electricity
- Gas supply
- Separate WC
- Sectional loading doors
- Concrete floor
- Allocated car parking

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

768 ft² / 234 m² Measurements approximate

Rental

£7,500 per annum + VAT Payable quarterly in advance

Rating

The Valuation Office Agency states that the property has a rateable value of £7,300. 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.

33 energy rating Energy rating band B



Terms

The units are available on new Full Repairing & Insuring Leases for a term to be agreed incorporating 3 yearly upwards only rent reviews.

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.