



**UNIT 10
THE ALPHA CENTRE
UPTON ROAD, POOLE
BH17 7AG**

**FULLY REFURBISHED
INDUSTRIAL/WAREHOUSE
PREMISES WITH ADJACENT
YARD**



**4,250 SQ FT TO LET
CENTRAL POOLE LOCATION
ADJACENT TO A35
& A3049 DORSET WAY/A350**

AVAILABLE NOW

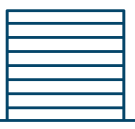


SPECIFICATION

WAREHOUSE



6.2m eaves height rising to 8.3m at the ridge



Electric level loading door (4m x 5.1m)



Epoxy resin coated floor



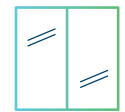
3 phase 300kVA power



LED lighting



New insulated steel sheet roof with GRP rooflights



New aluminium framed double glazed curtain walling at rear

OFFICES



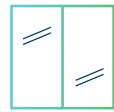
Suspended ceilings with recessed LED lighting



Air conditioned offices



New carpet tile flooring



Double glazing



Kitchen/staff welfare area



WCs and shower facilities

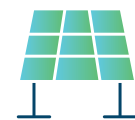
EXTERNAL



Loading forecourt



10 car parking spaces



PV solar panel roof system



Cycle storage



Separate yard secured by gate and galvanised chainlink fence

THE ALPHA CENTRE is situated in a strategic location, with easy access to major road networks, including the A35 and A350, making it an ideal location for businesses looking for efficient transport links within the Poole and Bournemouth conurbation and further afield to Southampton to the east (via the A31 and M27) and Dorchester to the west (via the A35).

PORT OF POOLE

TO POOLE
TOWN CENTRE

TO DORCHESTER

A350

A350

A349

A3049

A35

ALPHA CENTRE





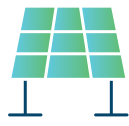
ECO, CARBON REDUCTION AND SUSTAINABILITY



EPC
rating A



EV charging
point



PV solar
panel roof
system



Energy
efficient LED
lighting



Cycle
storage

UNIT 10 has recently been comprehensively refurbished to provide high quality industrial and warehouse accommodation on a well managed estate with an adjacent yard and generous car parking.

ACCOMMODATION

Comprising the following approximate Gross Internal (GIA) floor areas:

ACCOMMODATION	SQ FT	SQ M
Warehouse	3,606	335
Offices and welfare	644	59.8
TOTAL	4,250	394.8

The **external yard** located adjacent to the unit extends to approximately 3,000 sq ft.

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

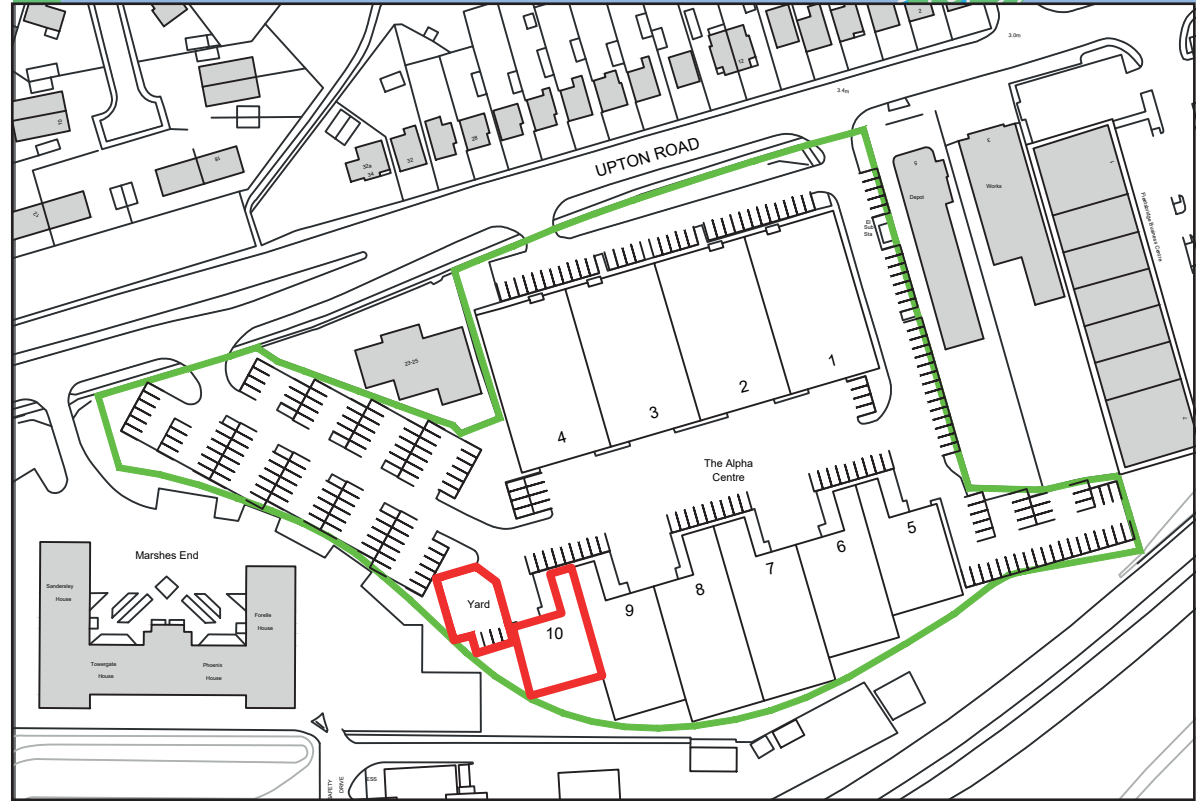
RENT

£48,000 per annum.

Rent is exclusive of business rates, estate service charge, insurance and VAT.

BUSINESS RATES

Unit 10 is currently assessed as a combined property together with Unit 9 with a rateable value of £79,000 (effective April 2023). Accordingly, the Unit will need to be reassessed for Rates Purposes. The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually. Transitional rates relief may apply.




PLANNING

We understand the property is suitable for uses falling within Classes E(g), B2 or B8 of the Town & County Planning (Use Classes) Order 1987.

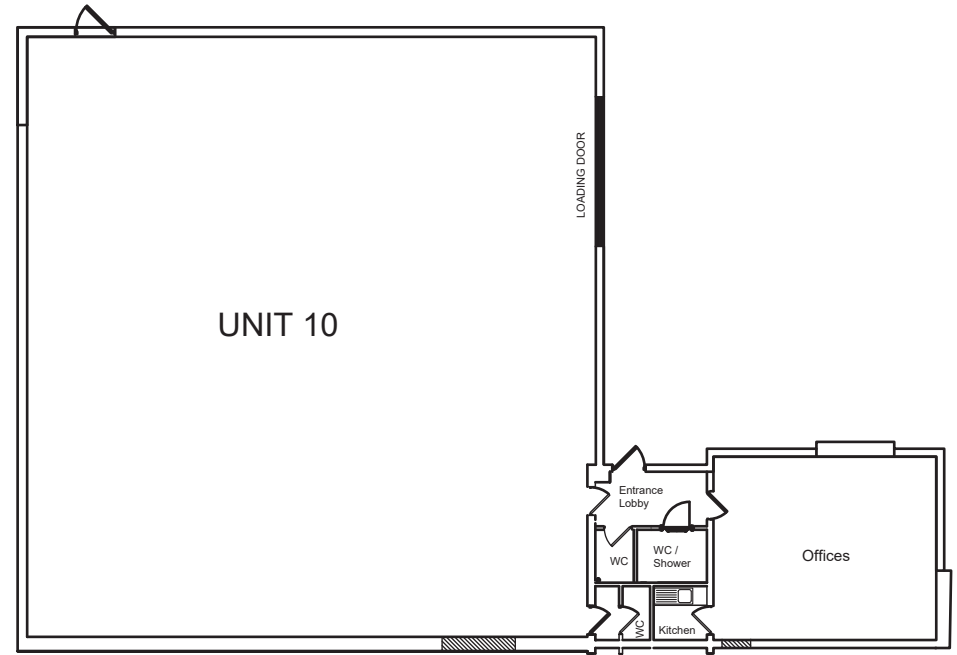
VIEWINGS AND FURTHER INFORMATION

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FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the

