



## UNIT J4, THE FULCRUM CENTRE, POOLE, BH12 4NU

INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

3,453 SQ FT (320.79 SQ M)



# Summary

## TO LET - MODERN INDUSTRIAL/WAREHOUSE UNIT

Available Size	3,453 sq ft
Rent	£33,500 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Rateable Value	£23,000 (from 4.04.23)
----------------	---------------------------

EPC Rating	C (64)
------------	--------

- 6 allocated car parking spaces
- 6.1m internal eaves height
- 3.6m to underside of mezzanine
- First floor office

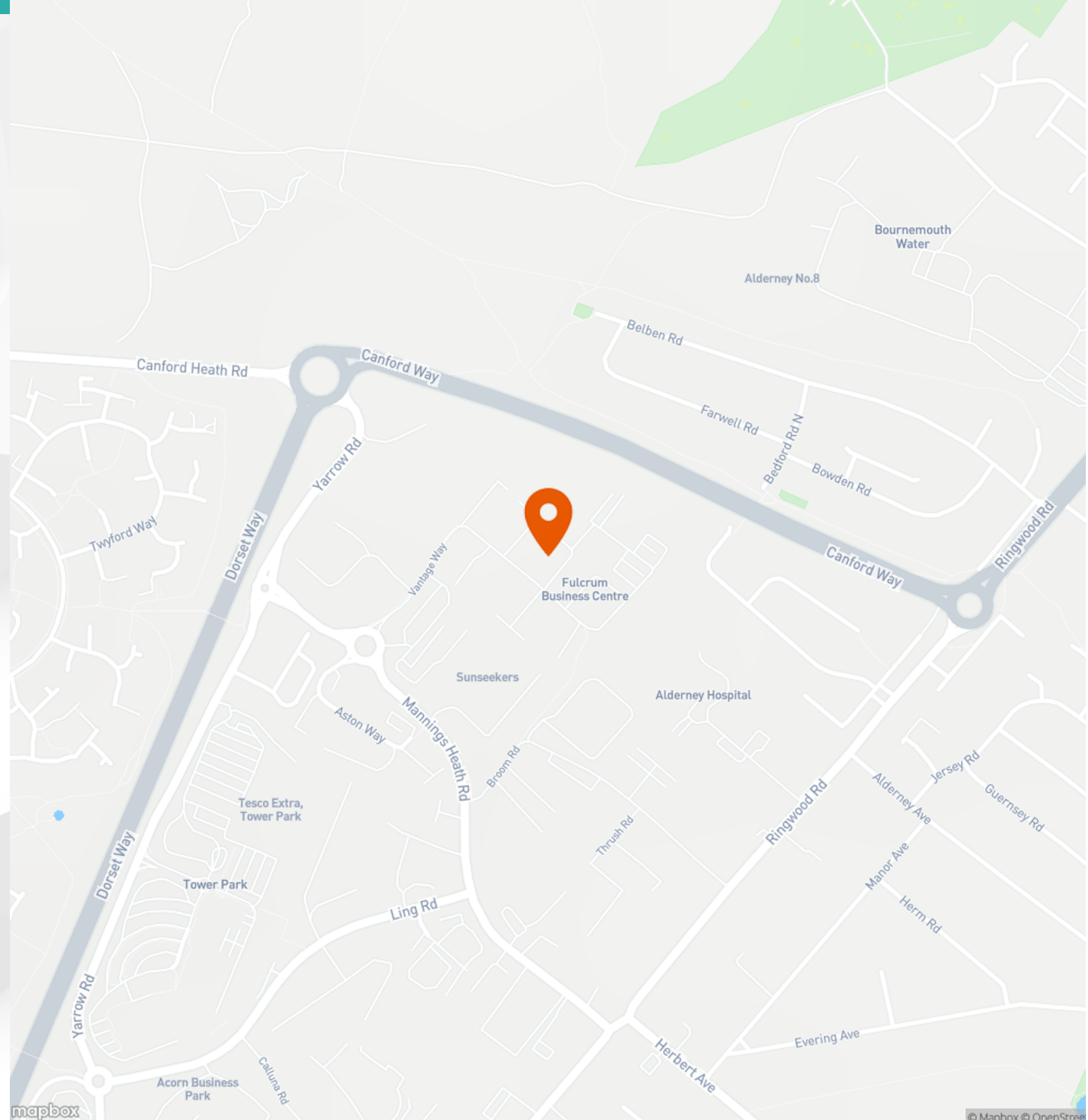


# Location



**Unit J4 The Fulcrum Centre,  
Poole, BH12 4NU**

The Fulcrum Centre is located on Vantage Way which forms part of the Mannings Heath industrial development. It is accessed from Mannings Heath Road, which has direct access to the A3059 Dorset Way/Canford Way which provides access to the A35/A31 road networks.





# Further Details

## Description

Unit J4 comprises a mid-terrace unit of block work inner, brickwork outer construction with steel cladding to the upper elevations supported upon a steel portal frame. There is a mono pitched steel clad roof incorporating daylight panels and the internal eaves height is approx. 6.1m. There are aluminium windows at ground and first floor levels and a personnel door. Loading is by way of a sectional up and over loading door measuring approx. 3.5m W x 4.4m H.

Internally, there is a concrete floor, unisex W.C, kitchenette and a steel frame, timber decked mezzanine with suspended ceiling and LED lighting to the underside. The height to the underside of the mezzanine is approx. 3.6m. There is a first floor office with carpets, suspended ceiling and lighting on the mezzanine. 3 phase electricity and gas are available.

Externally, there is a concrete loading apron and a tarmacadam forecourt providing 3 car parking spaces in front of the unit with an additional 3 allocated car parking spaces within the development.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic, upward only, open market rent reviews.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,984	184.32	Available
1st - Office	392	36.42	Available
Mezzanine	1,077	100.06	Available
<b>Total</b>	<b>3,453</b>	<b>320.80</b>	

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewings

Strictly by appointment through the sole agent.

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



**Bryony Thompson**

[bthompson@vailwilliams.com](mailto:bthompson@vailwilliams.com)

07741145629

01202 558 262



**Ben Duly**

[bduly@vailwilliams.com](mailto:bduly@vailwilliams.com)

07771 542132

01202 558262



**Vail  
Williams**

[View on our website](#)