

TO LET

MODERN WAREHOUSE BUILDING WITH EXTENSIVE OFFICE ACCOMMODATION

27,230 SQ FT + GATED YARD & PARKING AREA

D12 | THE FULCRUM | VANTAGE WAY | POOLE | BH12 4NU

D12
THE FULCRUM



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**sibbett
gregory**

SUMMARY

- Modern detached warehouse building on prominent corner plot
- Warehouse with mezzanine storage
- Extensive high quality fully fitted office accommodation
- Gated yard and parking area with EV charging points
- Prime location at The Fulcrum



WAREHOUSE



6.2m eaves height



3 x electric level loading doors (5.3m x 5.1m)



Mezzanine storage

OFFICES



Open plan Air conditioned offices



Glazed partitioned meeting rooms



Separate WCs and shower facilities



Various kitchen/break out areas

EXTERNAL



Loading forcourts



41 marked parking spaces



Gated yard



5 x EV charging points



Cycle storage



PORT OF POOLE

NUFFIELD IND EST

POOLE
TOWN CENTRE

MANNINGS HEATH RP

TOWER LEISURE PARK

TESCO METRO

THE FULCRUM

DORSET WAY (A3049)



LOCATION

The property is located at The Fulcrum, a modern development of high quality warehouse and office buildings at Mannings Heath, Poole. The property is situated in a highly visible and prominent corner position fronting Vantage Way, the principal road in the development, which is accessed from Mannings Heath Road to the south west. Mannings Heath Road links to the A3049 Dorset Way dual carriageway which provides access to the A35 to the West and the M27/M3 motorway network to the East via the A31.

DESCRIPTION

The property comprises a detached high bay warehouse building of steel portal frame construction with external walls of blockwork inner, brickwork outer construction with plastic coated steel composite cladding to the upper elevations. There is a pitched roof of insulated steel profile cladding incorporating daylight panels.

The building features 3 insulated roller shutter doors each with their own canopies over, with concrete loading bays to the front. The property benefits from powder coated aluminium framed, full height glazing to the four corners of the building providing an attractive feature.

Internally the warehouse areas benefit from power floated concrete flooring and minimum eaves height of approximately 6.2m. A mezzanine floor has been fitted to the majority of the warehouse space with void areas left in front of the roller shutters.

First floor office accommodation is located at both ends of the building and is fitted out to a high standard and includes suspended ceilings, cat 2 lighting, raised floor with power and data outlets (mixture of laminate and carpet tile floor coverings), ceiling mounted air conditioning, kitchen facilities and part stud, part glazed partitioned meetings rooms. The property is also currently fitted out to provide ground floor workshops, offices, kitchen, WC and shower facilities.

Externally there is a large fenced yard with 41 marked parking space, a gated entrance, cycle storage and five EV charging stations.

TENURE

The property is available, subject to vacant possession, on a new Full Repairing and Insuring Lease on terms to be agreed.



ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	Sq M	Sq Ft
Ground floor warehouse & ancillary accommodation.	1,349.66	14,528
First floor offices	612.23	6,590
Mezzanine	567.87	6,112
TOTAL	2,529.77	27,230

RENT

£230,000 per annum exclusive.

BUSINESS RATES

The property has been assessed with a rateable value of £125,000 (effective April 2023). Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

EPC

TBC.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Alastair Knott

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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 proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

