



Unit C2/C3, The Hailey Centre, 46 Holton Road,
Holton Heath Trading Park, Poole, BH16 6LT

Industrial Premises with Mezzanine Accommodation

- Gross internal area approx. 280.61 sq m (3,020 sq ft)
- £19,900 per annum exclusive
- First floor office & storage
- Good forecourt parking

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LOCATION

The property is located on Holton Road at Holton Heath Trading Estate which is an established industrial area situated approximately 7 miles to the west of the Poole/Bournemouth conurbation.

Holton Road connects to Blackhill Road which in turn provides access to the A351 Wareham Road. The A350 is approx 2 miles to the north and provides access within the Poole/Bournemouth conurbation and towards other main centres.

DESCRIPTION

The mid terrace unit is constructed of steel portal frame construction with steel profile clad elevations under a dual pitch steel profile roof. The unit benefits from:-

- Daylight roof panels
- Two three phase electricity supplies
- Gas
- High-bay / fluorescent strip lighting
- WC
- Security alarm
- Kitchenette
- Mezzanine storage and offices
- Concrete floor

Externally, parking is provided immediately in front of the premises.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,950	181.16
Mezzanine	1,070	99.41
Total	3,020	280.57

TENURE

The unit is available on a new full repairing and insuring lease incorporating upward only rent reviews every 3 years.

RENT

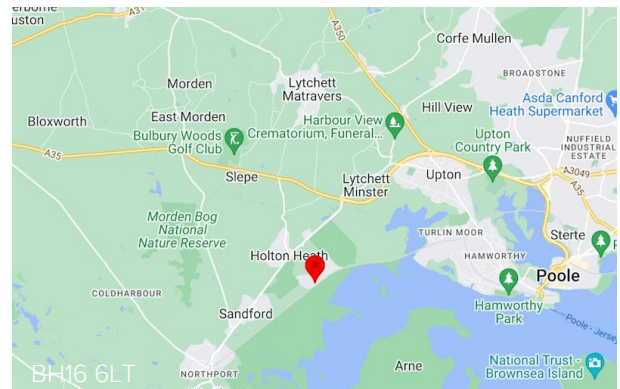
£19,900 per annum exclusive.

The rent is exclusive of business rates, service charge, VAT, buildings insurance and utilities.

BUSINESS RATES

The Valuation Office Agency states that the property has two rateable values of: C2 £8,800 / C3 £8,800.

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.



SUMMARY

Available Size	3,020 sq ft
Rent	£19,900 per annum exclusive
Business Rates	C2 £8,800 / C3 £8,800
EPC Rating	E (101)

VIEWING & FURTHER INFORMATION

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