



**UNIT 5G, JAGUAR POINT BUSINESS PARK, POOLE, BH12
4NQ**

INDUSTRIAL / WAREHOUSE TO LET

1,051 SQ FT (97.64 SQ M)



**Vail
Williams**

Summary

Modern Industrial Unit To Let

Available Size 1,051 sq ft

Rent £16,250 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

Rateable Value £10,500 (from 01/04/23)

EPC Rating Upon Enquiry

- 6.75m internal eaves height
- 3 allocated parking spaces
- Built in 2021



Location



Unit 5G, Jaguar Point Business Park, Mannings Heath Road, Poole, BH12 4NQ

The property is located on Jaguar Point Business park which consists of 8 modern industrial/warehouse units. The property is located on Mannings Heath Road which in turn links with the A3049 Dorset Way and the B3068 Ringwood Road. The A3049 (Dorset Way) provides links to the west after connecting with the A35 (2 miles) and access to A31 leading to the M27 is approx 3 miles distant.

The property is approximately 0.5 miles from Tower Park which provides a range of retail, leisure and restaurant facilities including a Tesco superstore. Poole and Bournemouth town centres are approx 3 and 5 miles distant respectively.





Further Details

Description

The premises are of brick outer, blockwork inner wall construction with composite steel cladding to upper elevations. There is an insulated steel clad roof incorporating daylight panels supported upon steel portal frame, the internal eaves height is approximately 6.75 metres and there is a power floated concrete ground floor. Loading is by way of an electric roller shutter door and within the front elevation there is a separate personnel door.

Within the factory/warehouse there is a unisex disabled WC and the unit benefits from 3 phase electricity, gas and telecom.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5G	1,051	97.64	Available
Total	1,051	97.64	

Viewings

Strictly by appointment through the sole agent.

Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews. Interested parties are urged to make further enquiries.

Legal Costs

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

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.

Service Charge

There will be a service charge payable in respect of the upkeep, maintenance and management of the common parts of the estate and the structure of the premises. Interested parties are urged to make further enquiries



Enquiries & Viewings



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