



Unit 18 Glenmore Business Park, Blackhill Road, Holton Heath, Poole, BH16 6NL

Modern Industrial Premises with First Floor Mezzanine/Office

- £11,500 per annum exclusive
- 3 phase electricity
- Mid terrace unit
- Eaves height approx. 5.8m
- Popular location
- Approx. gross internal area 94.9 m (1,020 sq ft)

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LOCATION

The unit is situated within the popular Glenmore Business Park which is accessed from Blackhill Road at Holton Heath Trading Park, Poole.

Holton Heath Trading Park is an established and popular industrial location situated approx. 5 miles to the west of Poole Town Centre with access from the A351 Wareham Road, which links with the A35 approx. 1 mile to the north.

DESCRIPTION

The unit is constructed by means of a steel portal frame with elevations of facing brickwork and cladding under an insulated steel profile roof incorporating roof lights.

The premises are configured on the ground floor to provide industrial/workshop accommodation, a kitchen and disabled WC. The first floor comprises open plan offices on the mezzanine floor.

The unit benefits from:-

- Aluminium double glazed personnel entrance
- Loading access door approx. 3m high
- Three phase electricity
- Capped gas supply
- Aluminium double glazed windows
- Eaves height c. 6m
- Two parking spaces are provided at the front of the unit.

ACCOMMODATION

The property provides the following approximate gross internal area.

Name	sq ft	sq m
Ground - Ground	727.21	67.56
1st - First	294.29	27.34
Total	1,021.50	94.90

TENURE

The property is available by means of a new full repairing and insuring lease for a term to be negotiated.

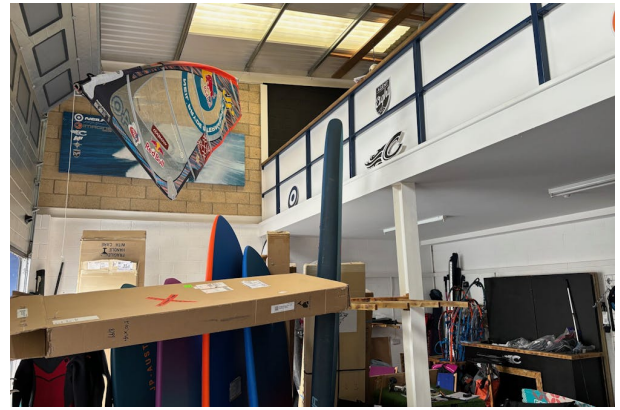
RENT

£11,500 per annum exclusive.

The rent is exclusive of; Business Rates, service charge, utilities, insurance and VAT.

BUSINESS RATES

The property has a rateable value of £9,200. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.



SUMMARY

Available Size	1,021 sq ft
Rent	£11,500.00 - £17,000.00 per annum exclusive
Rateable Value	£9,200
EPC Rating	E (124)

VIEWING & FURTHER INFORMATION

Jayne Sharman

01202 661177 | 07747 773999

jayne@sibbettgregory.com

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