

# TO LET

REFURBISHED COMMERCIAL PROPERTY  
APPROX. 426.3 SQ M (4,588 SQ FT)

sibbett  
gregory



The Twenty, Blackhill Road, Holton Heath, Poole, BH16 6LW



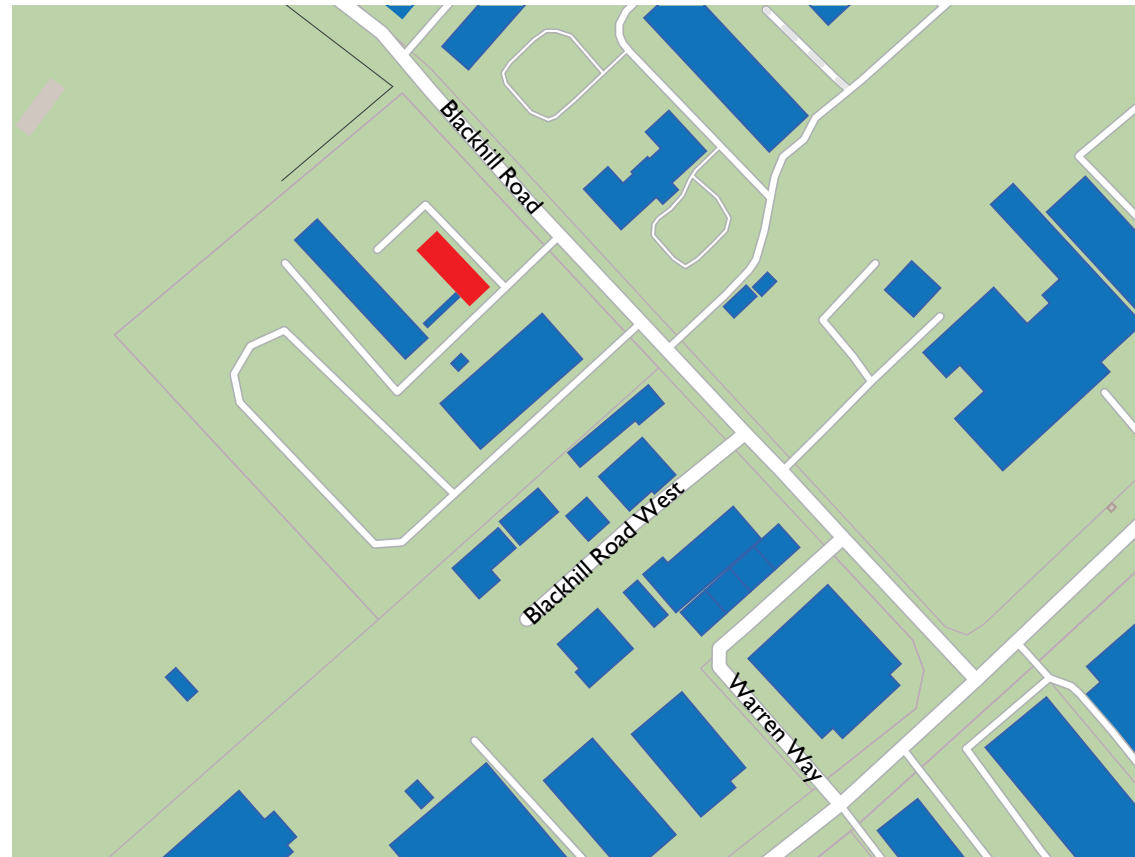


## LOCATION

The property is situated on Blackhill Road which is the main route into Holton Heath Trading Park in Poole. Holton Heath is an established and popular trading estate which comprises a mix of commercial uses.

Holton Heath is located approx. 7 miles to the west of Poole town centre and is accessed from A351 Wareham Road.

The A351 Wareham Road links to the A35 which provides easy access to Poole and Bournemouth to the east and Wareham and Dorchester to the west.



## SPECIFICATION



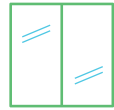
New gas heating system



Air Conditioning



Suspended ceilings with LED lighting



New windows



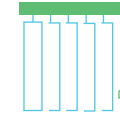
Perimeter trunking



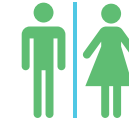
Cat 5 cabling



Carpeting



Window blinds



Refurbished WCs



New shower/wash facilities

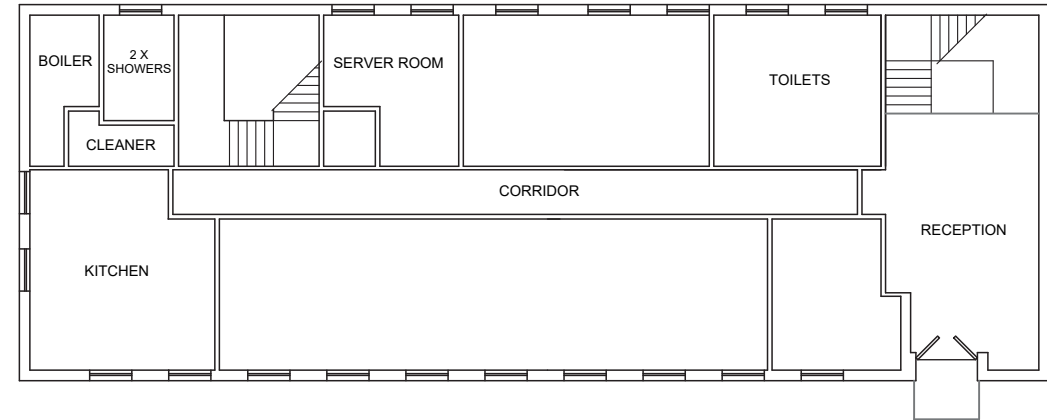


EV charging points

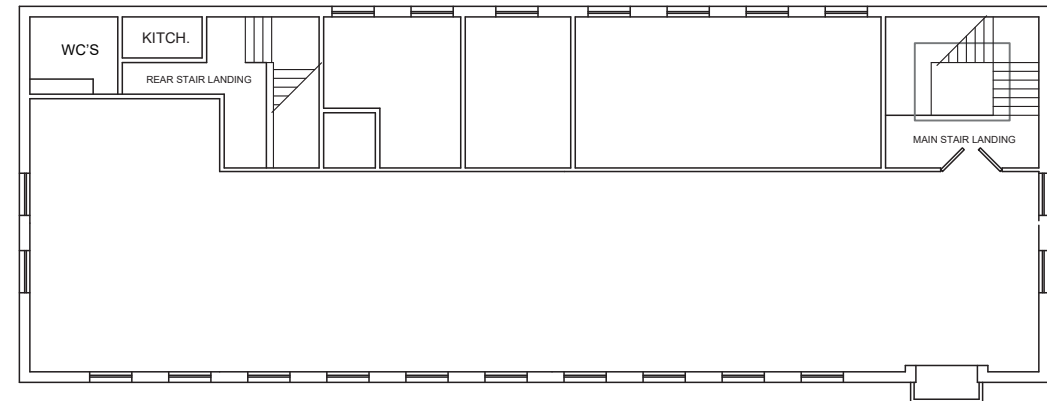
## DESCRIPTION

The property comprises a substantial, detached two storey commercial property with prominent frontage to Blackhill Road. The property has been fully refurbished to provide modern accommodation suitable for a variety of commercial uses. The property has a large reception which leads to combination of open plan accommodation and partitioned offices over the two floors. New toilets have been installed providing 3 individual WC's and a separate disabled toilet on the ground floor and two further WC's on the first floor.

There is a substantial modern kitchen on the ground floor with an integral fridge and dishwasher and two modern showers have also been installed. A staircase leads to the first floor with a new sky lantern above and there is a further kitchenette on the first floor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DESCRIPTION	SQ M	SQ FT
Ground Floor	188.1	2,025
First Floor	238.2	2,564
<b>TOTAL</b>	<b>426.3</b>	<b>4,588</b>

## TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£60,000 per annum exclusive.

The rent is exclusive of business rates and VAT.

## PARKING

The property has the benefit of 32 parking spaces.

## BUSINESS RATES

To be advised.

## ENERGY PERFORMANCE CERTIFICATE

The premises has the following rating: D (91).

## VIEWING

Strictly by appointment with the sole agents, Sibbett Gregory:

**Jayne Sharman**

Tel: 01202 661177

Email: [jayne@sibbettgregory.com](mailto:jayne@sibbettgregory.com)



### 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