



**UNIT 12 MANOR PARK, 35 WILLIS WAY, POOLE, BH15  
3SZ**

**INDUSTRIAL / WAREHOUSE TO LET**  
**2,188 SQ FT (203.27 SQ M)**



# Summary

**TO LET - PLANNING PERMISSION GRANTED FOR DIRECT ACCESS OFF WILLIS WAY**

<b>Available Size</b>	2,188 sq ft
<b>Rent</b>	£27,350 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
<b>Rateable Value</b>	£17,500 (from 01.04.23)
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	A (18)

- To be refurbished - including new steel clad insulated roof
- 8 allocated car parking spaces
- 5.1m internal eaves height
- Direct access from Willis Way available

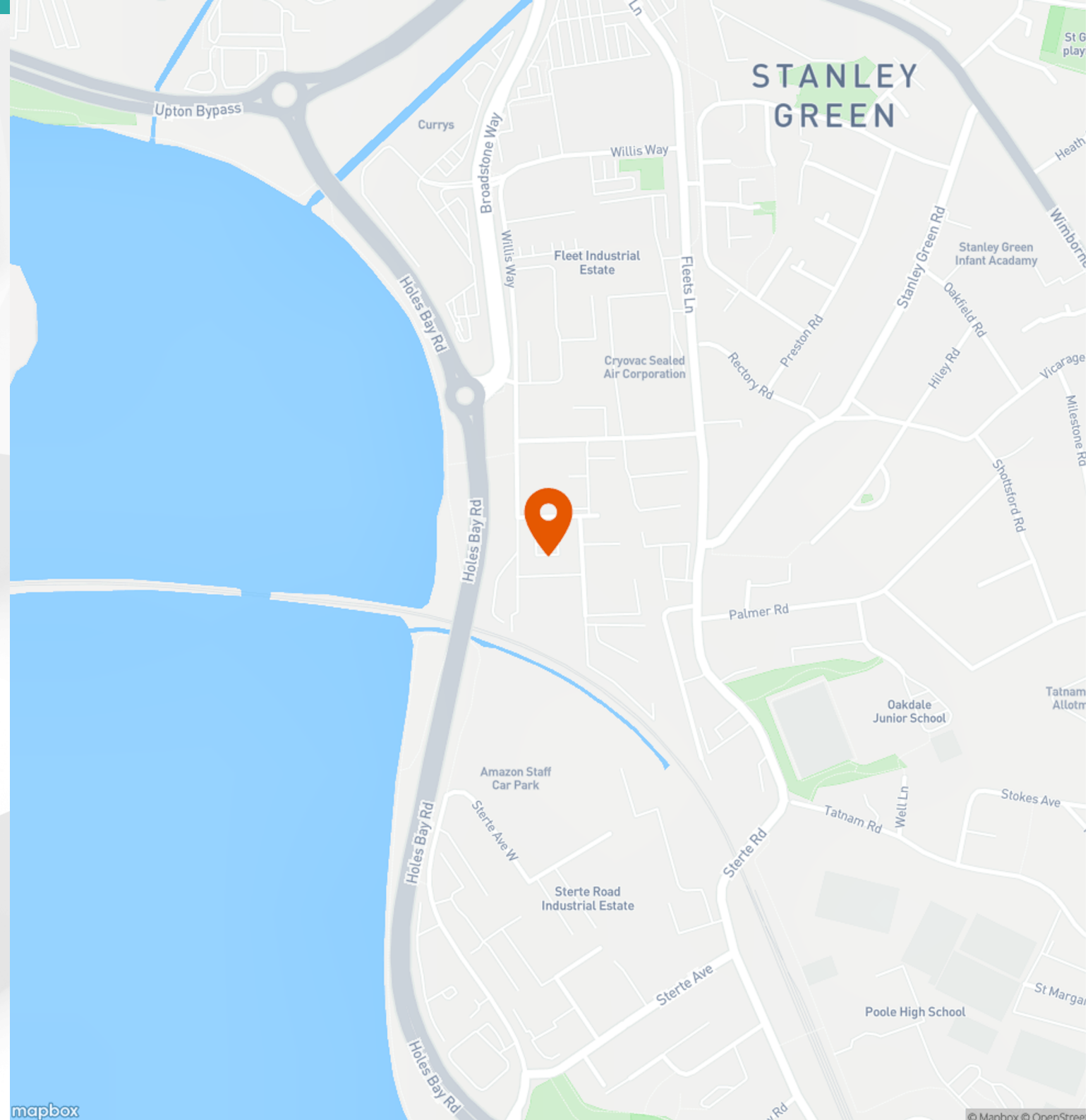


# Location



**Unit 12 Manor Park 35 Willis Way, Poole, BH15 3SZ**

Manor Park is located within the Fleets Industrial Estate accessed from Willis Way and benefits from good access to the A350 Holes Bay Road providing wider road communications via the A35.





# Further Details

## Description

This mid-terrace premises is of block work inner, brickwork outer construction with steel cladding to the upper elevations. The unit will have a brand new mono pitched steel clad insulated roof with an internal eaves height of approx. 5.1m. There are windows in the rear elevation. Loading is by way of a roller shutter loading door and 3 phase electricity is available. There is a personnel door, lighting in the warehouse and male and female W.C facilities.

Externally, there are 8 allocated car parking spaces on the estate in addition to further parking available behind the unit accessed directly from Willis Way.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,188	203.27	Available
<b>Total</b>	<b>2,188</b>	<b>203.27</b>	

## Estate Service Charge

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

## Viewings

Strictly by appointment through the sole agent.

## Legal Costs

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

## Terms

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

## 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.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Planning Permission

Planning permission has been granted for the insertion of new glazed frontage with security shutter in existing wall fronting Willis Way and creation of dropped kerb and associated site works to create front parking area.





## Enquiries & Viewings



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**Vail  
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