



TO LET

Unit 4, Fleetsbridge Business Centre, Upton Road, Poole, BH17 7AF

Modern Industrial/ Warehouse Premises with First Floor Offices

- Total Area approx. 323. sq m (3,480 sq ft)
- £21,000 per annum exclusive
- Mid-terrace business unit
- 10 parking spaces

Unit 4, Fleetsbridge Business Centre, Upton Road, Poole, BH17 7AF

LOCATION

The property is situated on Fleetsbridge Business Centre on Upton Road in Poole which links directly to the main A35 Fleetsbridge roundabout.

From the Fleetsbridge roundabout, the A35 provide part dual carriageway connections westwards to Dorchester and the A349 connects to the A31 to the north which provides dual carriageway access to the M27 motorway.

Located within a mile of the property are the Nuffield and Fleets Industrial Estates together with a number of major occupiers. Poole Town Centre is approximately 3 miles distant.

DESCRIPTION

The property comprises a mid-terrace business unit with brick/blockwork construction with feature curtain wall glazing to the front elevation.

The ground floor comprises predominantly industrial/warehouse accommodation together with a reception office, WC and kitchen. The front section of the warehouse is the full height of the building and incorporates a roller shutter door. The remainder of the ground floor is underneath the first floor accommodation with restricted height.

The first floor comprises open plan office accommodation together with a partitioned meeting room. The first floor has the following features:-

- Suspended ceiling with Category 2 lighting
- Gas fired central heating
- Air conditioning
- IT and telephone points
- Carpet

Externally, 4 parking spaces are included at the front of the premises. A further 6 parking spaces are available on the Estate.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,122	197.14
1st	1,358	126.16
Total	3,480	323.30

TENURE

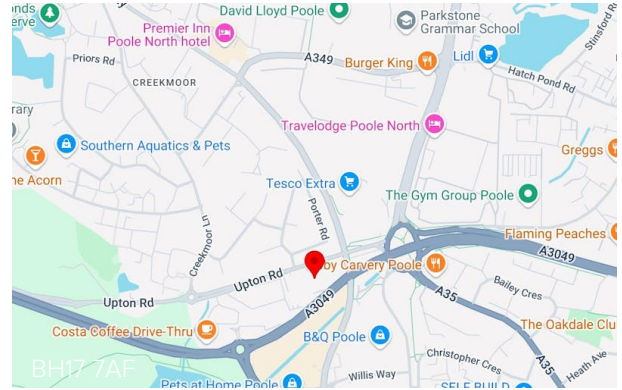
The property is available by way of a new Lease for a term to be agreed.

RENT

£21,000 per annum exclusive of utilities, business rates, service charge and buildings insurance.

BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £31,000. 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	3,480 sq ft
Rent	£21,000 per annum exclusive
Rateable Value	£31,000
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

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