

# Unit 4 Fleets Industrial Estate

2 Willis Way, Poole, Dorset, BH15 3SS

**FOR SALE**

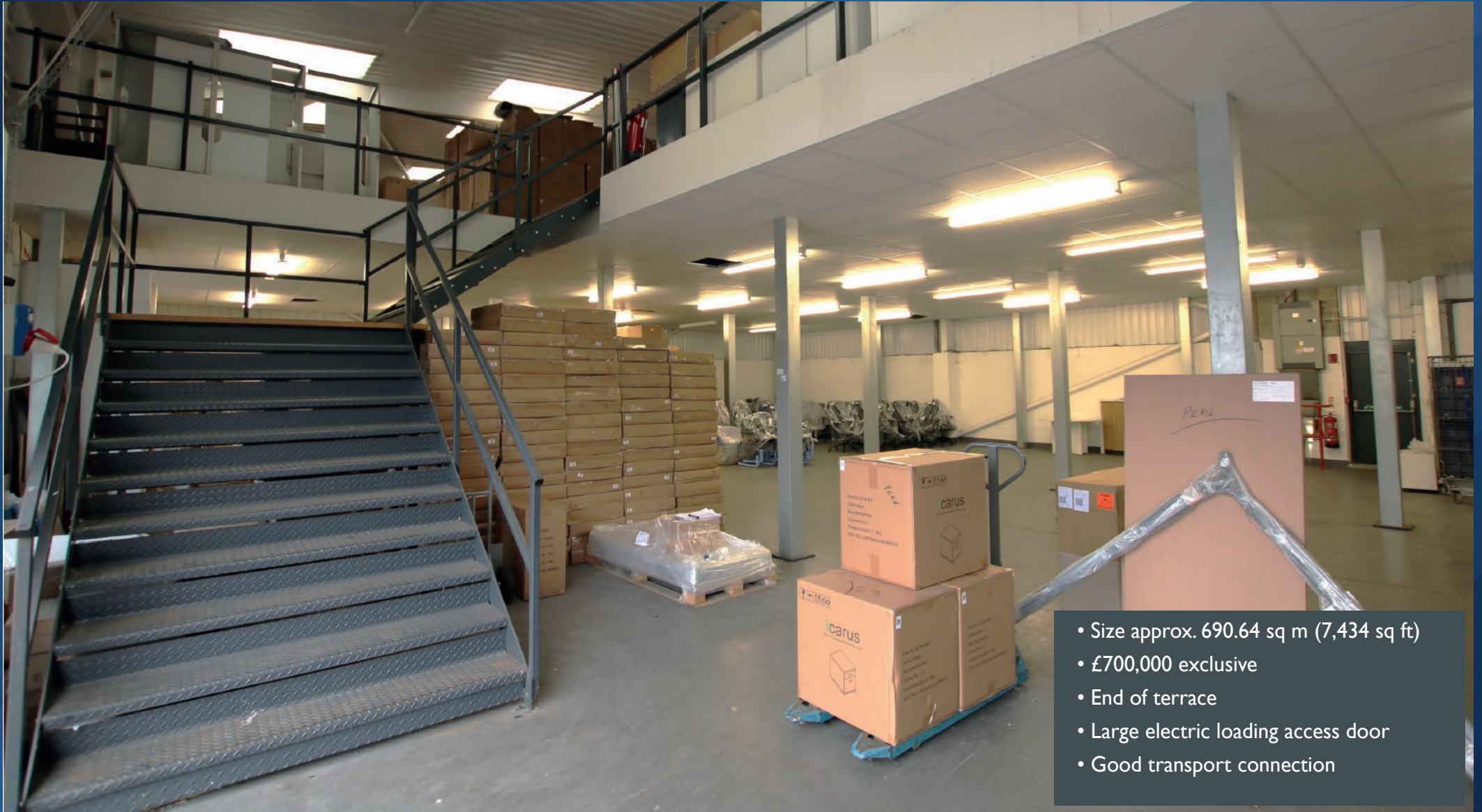
**WELL LOCATED PROMINENT  
INDUSTRIAL PREMISES**



**sibbett  
gregory**



# SUMMARY

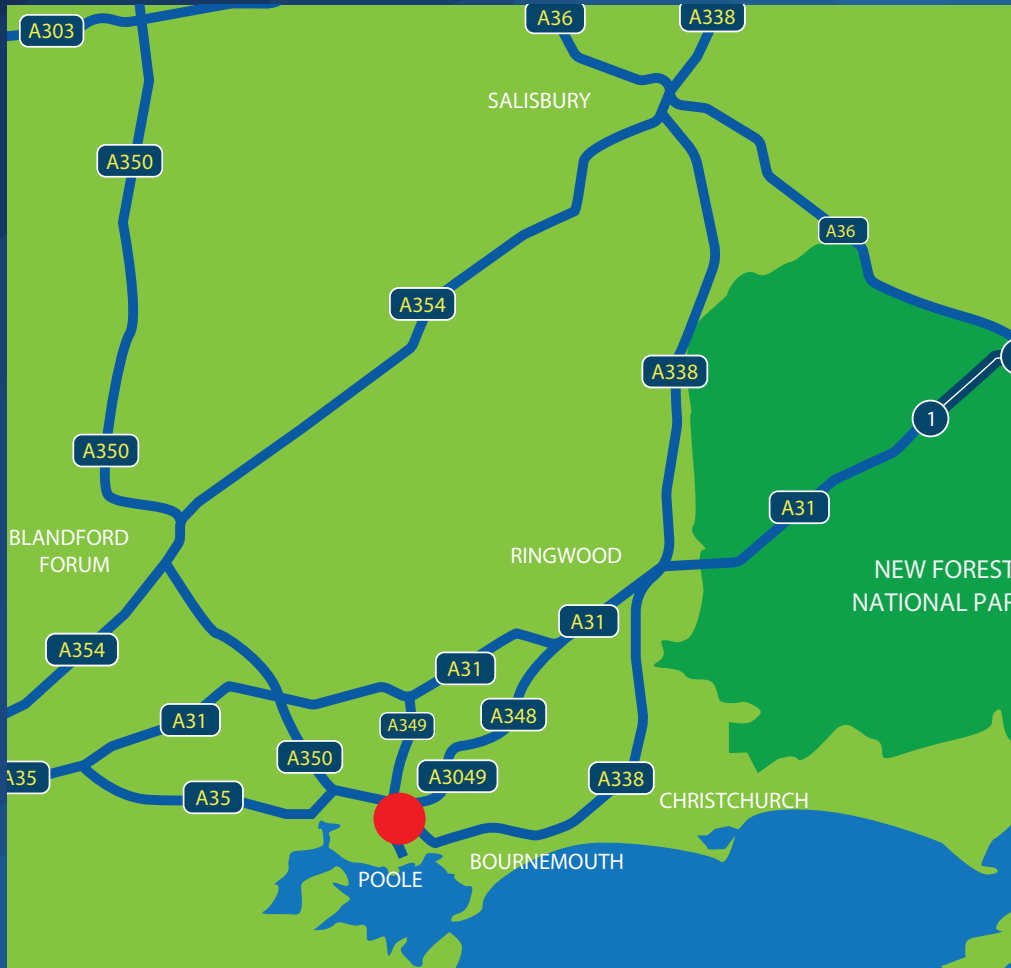


- Size approx. 690.64 sq m (7,434 sq ft)
- £700,000 exclusive
- End of terrace
- Large electric loading access door
- Good transport connection

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## LOCATION

The unit is located on Willis Way which provides direct access to the A350 Broadstone Way as well as Fleets Lane. This location approximately two miles north of Poole town centre provides excellent access to the major road networks in the conurbation and beyond.



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## DESCRIPTION

The unit is of steel portal frame construction, with elevations of brick/block and profile cladding under a dual pitch roof incorporating translucent day light panels.

Internally, a substantial mezzanine floor has been installed to provide further storage/working space. The clear height below the mezzanine floor is approximately 3.1m. Two staircases and a loading bay provide access to the first floor.

The premises benefit from the following:

- 3-phase power
- Electric loading access door
- Allocated parking
- Modern gas space heater
- Male and Female WC's
- Personnel entrance door
- Eaves height approx. 5.6m
- Modern sealed strip lighting

## ACCOMMODATION

	Sq M	Sq Ft
Ground	375.51	4,042
First	315.13	3,392
<b>TOTAL</b>	<b>690.64</b>	<b>7,434</b>



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## TENURE

The property is for sale freehold with vacant possession.

## PRICE

£700,000 exclusive.

## EPC

The property has a rating of D-(92) and a copy of the full EPC report is available upon request.

## BUSINESS RATES

Rateable value £30,750.

The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## VIEWING

Strictly by appointment with the agents, Sibbett Gregory.

## Joe Lee

Telephone: 01202 661177

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### 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 after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

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