



**UNIT 1 MANOR PARK, 35 WILLIS WAY, POOLE, BH15 3SZ**

**INDUSTRIAL / WAREHOUSE TO LET**

**1,458 SQ FT (135.45 SQ M)**



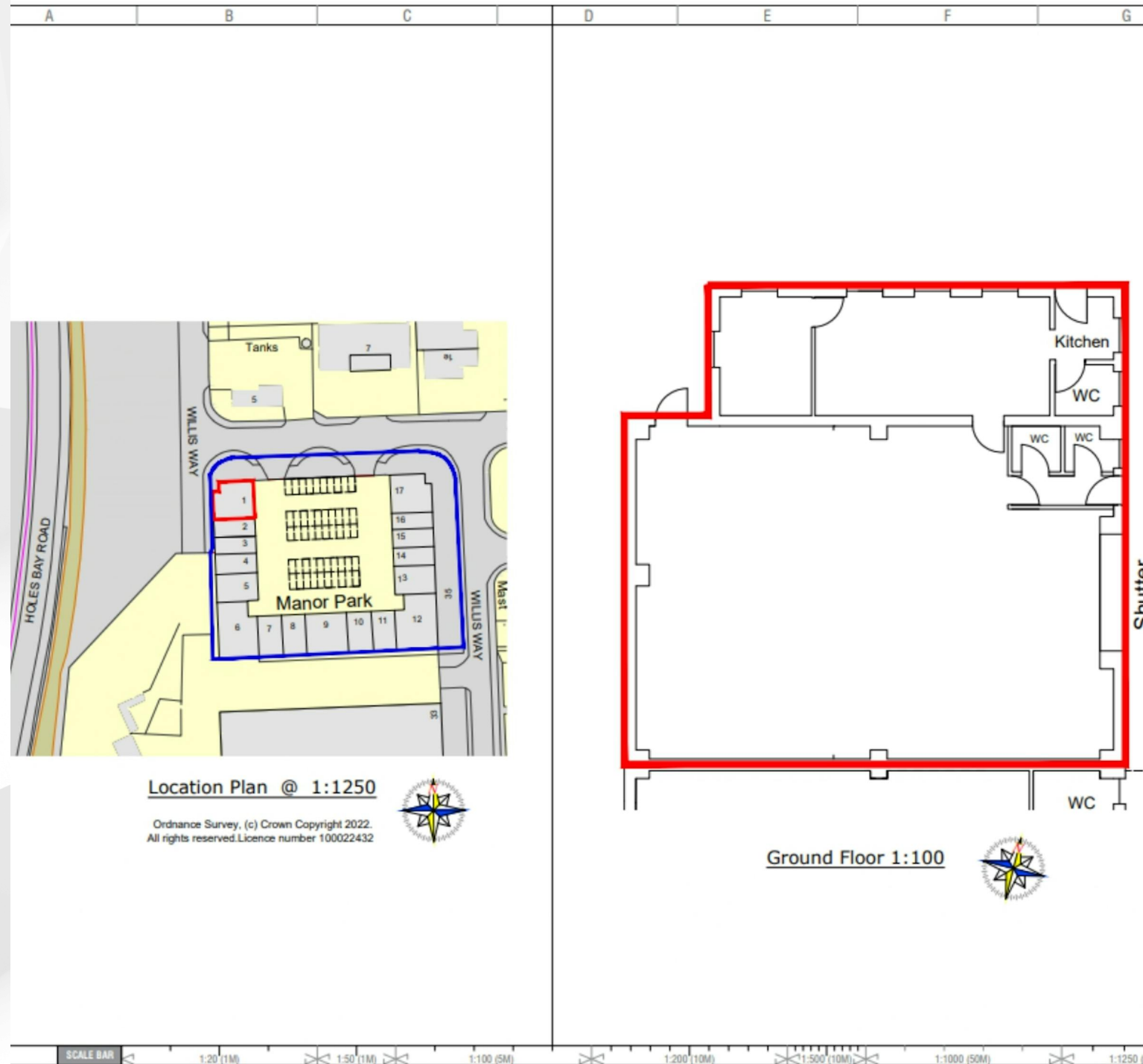
**Vail  
Williams**

# Summary

## TO LET – REFURBISHED END TERRACE INDUSTRIAL UNIT

Available Size	1,458 sq ft
Rent	£19,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£14,750 (from 1.04.23)*
EPC Rating	B (50)

- Refurbished end terrace industrial unit
- Office accommodation
- 4 car parking spaces
- Small Business Rates Relief available\*

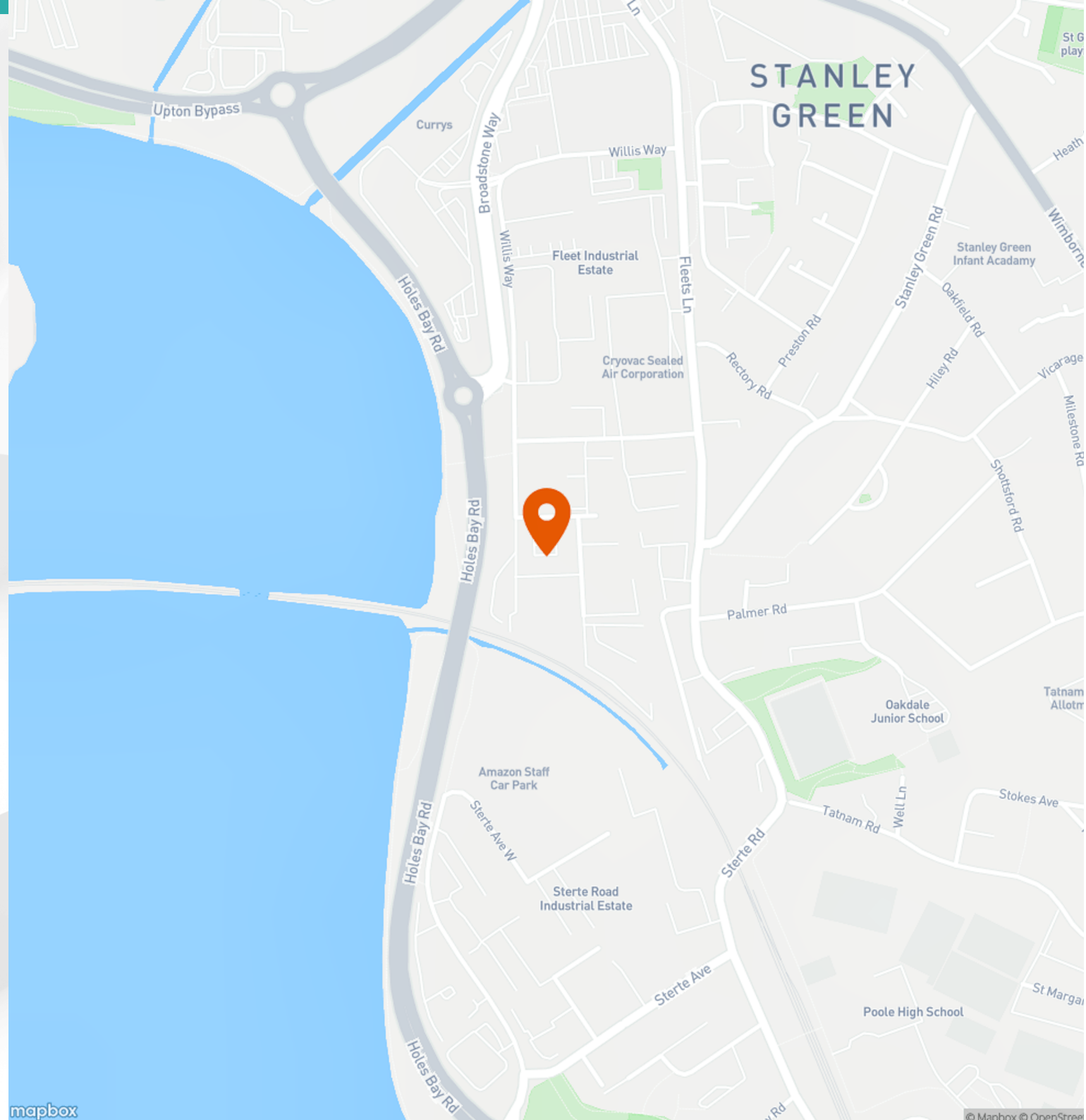


# Location



**Unit 1 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

Unit 1 is an end of terrace unit of block work inner, brickwork outer construction with steel cladding to the upper elevations. There is a pitched steel clad roof with daylight panels supported upon a steel portal frame and the internal eaves height is approx. 5m. There is a single storey office section with brick elevations and a flat roof with personnel door access. There are ground floor windows in the front and side elevations and loading is by way of an insulated roller shutter door. There are internal refurbishment works underway to include new W.C facilities and a kitchenette. Externally, there are 4 allocated car parking spaces.

## Viewings

Strictly by appointment through the sole agents.

## Terms

Available by way of a new full repairing and insuring lease for a negotiable term incorporating periodic upward only, open market rent reviews.

## Rateable Value

\*Small Business Rates Relief is available on properties with a rateable value of £15,000 or less subject to conditions.

## 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.

## Legal Costs

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

## 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.



## Enquiries & Viewings



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**Vail  
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