

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

INDUSTRIAL / WAREHOUSE TO LET 1,458 SQ FT (135.45 SQ M)



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*



B

C

D

Location Plan @ 1:1250 Ordnance Survey. (c) Crown Copyright 2022.

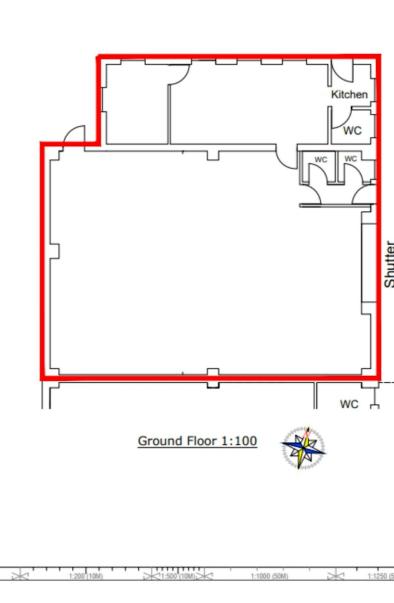
Ordnance Survey, (c) Crown Copyright 2022. All rights reserved.Licence number 100022432

1:20 (1M

DC 150 (1M) DC

1:100 (5M)

SCALE BAR



G

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.

mapbox



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



Bryony Thompson bthompson@vailwilliams.com

07741 145 629 01202 558 262



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 03/12/2024