



Unit C8, Admiralty Park, Station Road, Holton
Heath, Poole, BH16 6HX

Modern Light Industrial Premises

- Gross internal area approx. 71.54 sq m (770 sq ft)
- Sectional loading access door
- Allocated car parking
- £8,950 per annum exclusive
- Gas / three phase electricity
- Available immediately

Unit C8, Admiralty Park, Station Road, Holton Heath, Poole, BH16 6HX

LOCATION

Admiralty Park is a mature parkland setting extending to around 42 acres. The site is accessible from Holton Road.

Holton Heath train station is located within 50 metres of the southern boundary, providing access to the main rail network between Weymouth and London Waterloo. Poole Town Centre is approximately 15 mins by car.

DESCRIPTION

The development comprises 14 modern industrial units constructed of steel frame with part brick and clad elevations, under steel profile insulated roofs. The property has the following specification:-

- Sectional loading access door
- WC
- Automatic LED lighting
- Three phase electricity
- Gas
- Steel personnel entrance door
- Translucent daylight panels
- Allocated parking spaces
- Visitors parking

TENURE

By way of a new Full Repairing and Insuring lease for a term to be agreed incorporating 3 yearly rent reviews.

RENT

£8,950 per annum exclusive payable quarterly in advance.

The stated annual rental is exclusive of VAT, service charge, insurance, business rates and utilities.

BUSINESS RATES

The property has a rateable value of £7,300. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

LEGAL COSTS

The ingoing tenant to be responsible for the landlords reasonable legal costs incurred in the preparation of a new Lease.

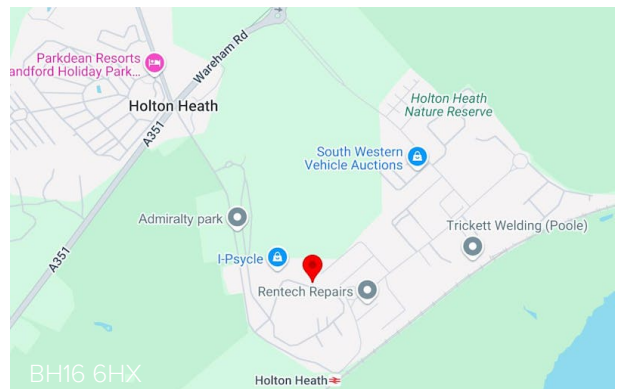
USE

Motor or leisure related activities will not be permitted.

EPC

The premises has the following rating:

B (32)



SUMMARY

Available Size	770 sq ft
Rent	£8,950 per annum exclusive
Rateable Value	£7,300
EPC Rating	B (32)

VIEWING & FURTHER INFORMATION

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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. Generated on 12/12/2024