

TO LET

MODERN DETACHED INDUSTRIAL/ WAREHOUSE PREMISES
(23,422 SQ FT + GATED YARD & PARKING AREA)



**sibbett
gregory**



Unit L, The Fulcrum, Vantage Way, Poole, BH12 4NU

SUMMARY

- Modern detached industrial/warehouse building
- High quality office accommodation
- Gated yard and parking area
- Excellent location at The Fulcrum
- Available on a new FRI lease

INTERNAL



4 dock level loading doors (3m x 3m)



1 ground level loading door (5m x 4.3m)



Warehouse LED lighting



5.7m internal eaves height



Open plan air-conditioned offices



Kitchen/break out area

EXTERNAL



Shower and WC facilities



3 phase power



Passenger lift



EV charging point



30 marked parking spaces



Loading forecourts



Gated and fenced





POOLE
TOWN CENTRE

PORT OF POOLE

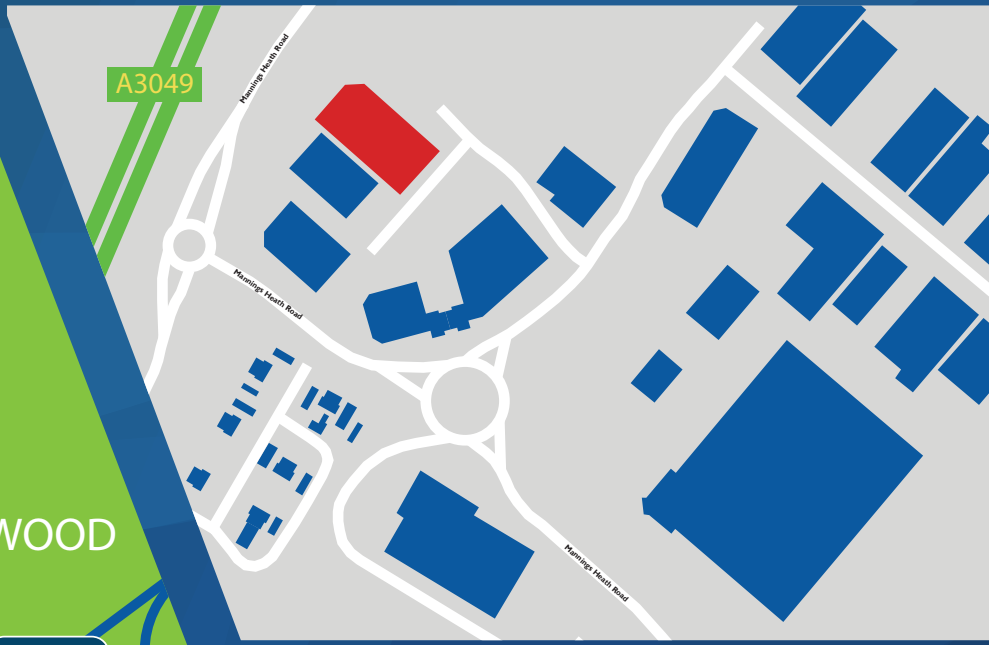
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TOWER LEISURE
PARK

TESCO
METRO

A3049

THE FULCRUM



LOCATION

The property is located at The Fulcrum, a modern development of high quality warehouse and office buildings at Mannings Heath, Poole. The property is situated just off Vantage Way – the principal road in the development which is accessed from Mannings Heath Road. Mannings Heath Road links to the A3049 Dorset Way dual carriageway which provides access to the A35 to the West and the M27/M3 motorway network to the East via the A31.

DESCRIPTION

The property comprises a modern, detached high bay warehouse/industrial unit of steel portal frame construction with external walls of blockwork inner, brickwork outer construction with micro rib cladding to the upper elevations. There is a pitched roof of insulated steel profile cladding incorporating daylight panels. The building features a full height insulated roller shutter door together with 4 dock leveller loading doors on the northern corner of the building. The warehouse area includes a power floated concrete floor and LED lighting on PIR sensors. The internal eaves height is approximately 5.7m.

The building benefits from a dedicated reception area with a disabled WC and personnel lift providing access to the first floor. The first floor offices are fitted out to a good standard with air conditioning, raised access floors, a suspended ceiling with inset modular lighting, kitchen and WC facilities. There are additional first floor offices at the rear of the building which are currently used as staff amenity space with kitchen, locker room, WC and shower facilities. We understand the building benefits from gas and a 3 phase power supply.

Externally there is a large yard used for loading and parking which is secured with fencing and a gated entrance. There is an EV charging point and CCTV.



ACCOMMODATION

We have measured the property with the following approximate gross internal floor areas:

Description	Sq M	Sq Ft
Ground Floor Factory/Warehouse	1,669.57	17,971.2
First Floor Offices	406.01	4,370.36
First Floor Office (rear)	100.4	1,080.69
TOTAL	2,176	23,422

TENURE

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENT

£200,000 per annum exclusive.

BUSINESS RATES

The property has been assessed with a rateable value of £160,000 (effective April 2023). Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the government annually.

EPC

The property has a rating of C-58. A copy of the full EPC report is available on request.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

Alastair Knott

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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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